Westerly Creek Village Urban Renewal Plan

Aurora, Colorado

January 2013

(Amended April 13, 2015)
(Amended October 26, 2015)

Prepared for:

Aurora Urban Renewal Authority
Aurora, Colorado City Council

Westerly Creek Village Urban Renewal Plan

Aurora, Colorado

Table of Contents

Section 1.0 Definitions 1

Section 2.0 Introduction 7

2.1 Preface 7

2.2 Blight Findings 7

2.3 Other Findings 7

2.4 Urban Renewal Area Boundaries 8

Section 3.0 Purpose of the Plan 10

Section 4.0 Blight Conditions 11

4.1 Blight Findings (April 2012) 11

4.2 Blight Confirmation (January 2015) 13

Section 5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses 14

5.1 Relationship to the Comprehensive Plan 14

5.2 Relationship to Westerly Creek Village and the Montview Corridor Comprehensive Plan Amendment 16

5.3 Relationship to Westerly Creek Greenway Master Plan 17

5.4 Land Use, Zoning, Housing, Connectivity, and Design Standards 18

5.4.1 Land Use 18
5.4.2 Rezoning 21
5.4.3 Housing Options 21
5.4.4 Connectivity and Multi-Modal Transportation 21
5.4.5 Design Concepts and Development Requirements 22

Section 6.0 Authorized Urban Renewal Undertakings and Activities 23

6.1 Public Improvements and Facilities 23

6.2 Other Improvements and Facilities 24

6.3 Brownfields 24

6.4 Development Opportunities – Catalyst Projects 25

6.5 Development Standards 26

6.6 Variations in Plan 26
6.7 Project Financing and Creation of Tax Increment Areas 27
6.7.1 Eligible Projects for TIF Consideration....29
6.7.2 Tax Increment Financing Areas 1 and 2 29
6.7.3 Tax Increment Financing Areas 3 and 4 30
6.8 Property Acquisition and Land Assemblage....31
6.9 Relocation Assistance....31
6.10 Demolition, Clearance, Environmental Remediation, and Site Prep 31
6.11 Property Disposition 32
6.12 Redevelopment and Rehabilitation Actions 32
6.13 Public Finance and Redevelopment Agreements 32
6.14 Cooperative Agreements....33

Figures

Figure 1. Westerly Creek Village Urban Renewal Area 9
Figure 2. Westerly Creek Village Urban Renewal Area Land Use Plan 19

Exhibits

Exhibit A: Urban Renewal Area Legal Description
Exhibit B: TIF Areas Boundary Map
Exhibit C: TIF Area 1 Legal Description
Exhibit D: TIF Area 2 Legal Description
Exhibit E: TIF Area 3 Legal Description
Exhibit F: TIF Area 4 Legal Description
Exhibit G: Westerly Creek Village Blight Study (April 2012)
Exhibit H: Blight Confirmation Survey (January 2015)

Westerly Creek Village Urban Renewal Plan

Aurora, Colorado

Section 1.0 Definitions

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

Area or **Urban Renewal Area –** means the Westerly Creek Village Urban Renewal Area as depicted in Figure 1 and legally described in Exhibit A**.**

Authority – means the Aurora Urban Renewal Authority.

Authority Board – means the Board of Commissioners of the Aurora Urban Renewal Authority.

Blight Confirmation Survey – means the survey conducted January 16, 2015, by the City of Aurora which confirmed the continuing presence of blight within sub-sections of the Westerly Creek Village Urban Renewal Area, attached hereto as Exhibit H.

Blight Study – means the Westerly Creek Village Blight Study, prepared by Matrix Design Group, dated April 2012, attached hereto as Exhibit G and incorporated herein by this reference.

City – means the City of Aurora, a home-rule municipal corporation of the State of Colorado.

City Code – means the City Code of the City of Aurora.

City Council – means the City Council of the City of Aurora.

City Taxes – means, collectively, (i) the Sales Tax, (ii) the Lodger's Tax, (iii) the Occupational Privilege Tax, and (iv) the Use Tax.

City Tax Increment – means the tax increment derived from City Taxes.

Comprehensive Plan – means *City of Aurora Comprehensive Plan 2009*, as such plan has been or may be amended from time to time.

Cooperative Agreement – means an agreement between developer(s) and the Authority or the City and/or other public bodies regarding the planning or implementation of this Urban Renewal Plan and its undertakings, as well as programs, public works operations, and/or activities. Subjects of an agreement may include financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements.

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

Effective Date of Allocation – See "TIF Area 2 Effective Date of Allocation" and "TIF Area 4 Effective Date of Allocation."

Environmental Conditions Assessment – means a report prepared by Matrix Design Group, dated 2012, that identifies potential areas of environmental concerns based on public records and physical reconnaissance of the Area.

Lodger's Tax - means the City lodger's tax authorized by Chapter 130, Article IV, Division I of the City Code and imposed at the rate of 8.0%, subject to any generally applicable decreases in rate that may occur during the term of the Urban Renewal Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the plan made by the City during the term of the plan. "City Lodger's Tax" shall not include any portion of the 0.80% lodger's tax earmarked to fund activities undertaken by Visit Aurora, Inc. pursuant to Section 130-369 of the City Code.

Occupational Privilege Tax – means, collectively, (i) the City Employer Occupational Privilege Tax authorized by Chapter 130, Article V of the City Code and currently imposed at the monthly rate of $2.00 per employee, subject to any changes in rate that may occur during the term of the Urban Renewal Plan, and (ii) the City Employee Occupational Privilege Tax authorized by Chapter 130, Article VI of the City Code and currently imposed at the monthly rate of $2.00 per employee, subject to any generally applicable decreases in

rate that may occur during the term of the Urban Renewal Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the plan made by the City during the term of the plan.

Plan or **Urban Renewal Plan –** means this Westerly Creek Village Urban Renewal Plan.

Property Taxes – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in a Tax Increment Financing Area**.**

Project – means any activity and/or development of any size that is undertaken by the Authority alone or in cooperation with property owners, developers, stakeholders or other affected parties in order to eliminate and prevent blight within the Area and to accomplish the goals and objectives of this Plan and the Act. It is anticipated that the Project shall be completed in multiple phases.

Public Finance and Redevelopment Agreement (PFRA) – means one or more agreements between and among the Authority, the developer and/or developers of property within the Area, any special district or districts organized or caused to be organized by such developer or developers for the purpose of financing or refinancing public improvements within the Area, or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan pursuant to any of the powers set forth in the Act or in any other provision of Colorado law.

Sales Tax – means the sales tax authorized by Chapter 130, Article II, Division IV of the City Code and currently imposed at the rate of 3.50%, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan. "City Sales Tax" shall not mean the 0.25% sales tax dedicated to increased staffing of the City police department and operation and maintenance of the City detention facility and codified in the City Code at Section 130-2.

Study Area – means the geographic territory defined for the Blight Study.

Tax Increment - means the increase in revenue derived from taxes that are actually collected above a specified tax base imposed in a Tax Increment Area after a date to be specified in this Urban Renewal Plan.

Tax Increment Area – means a portion of the Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in Section 6.7 of this Plan.

Tax Increment Finance (TIF) Area 1 – means the portion of Sub-Area A from the Blight Confirmation Survey and as defined in the map (Exhibit B) and Legal Description (Exhibit C).

Tax Increment Finance (TIF) Area 2 – means a portion of Sub-Area A from the Blight Confirmation Survey and as defined in the map (Exhibit B) and Legal Description (Exhibit D).

Tax Increment Finance (TIF) Area 3 – means the portion of Sub-Area B from the Blight Confirmation Survey and as defined in the map (Exhibit B) and Legal Description (Exhibit E).

Tax Increment Finance (TIF) Area 4 – means a portion of Sub-Area B from the Blight Confirmation Survey and as defined in the map (Exhibit B) and Legal Description (Exhibit F).

TIF – means, collectively, the City Tax Increment and the Property Tax Increment.

TIF Area 2 Effective Date of Allocation – means with respect to any taxes allocated to the Authority by the designation of Tax Increment Area 2 under the Plan, the date upon which the City approves the initial site plan for the redevelopment of property located within Tax Increment Area 2, which shall not occur later than three years from the date of the creation of the Tax Increment Area (April 13, 2015). Should an initial site plan for the proposed urban renewal Project not be approved within three years, taxes shall not be allocated by the Authority pursuant to this Plan, and any subsequent allocation shall occur as a substantive amendment to this Plan.

TIF Area 4 Effective Date of Allocation – means with respect to any taxes allocated to the Authority by the designation of Tax Increment Area 4 under the Plan, the date upon which

the City approves the initial site plan for the redevelopment of property located within Tax Increment Area 4, which shall not occur later than five years from the date of the creation of the Tax Increment Area (October 26, 2015). Should an initial site plan for the proposed urban renewal Project not be approved within five years, taxes shall not be allocated by the Authority pursuant to this Plan, and any subsequent allocation shall occur as a substantive amendment to this Plan.

Urban Renewal Area – means the Westerly Creek Village Urban Renewal Area depicted in Figure 1 and legally described in Exhibit A**.**

Urban Renewal Plan – means this Westerly Creek Village Urban Renewal Plan**.**

Use Tax – means the City use tax authorized by Chapter 130, Article II, Division V of the City Code and currently imposed at the rate of 3.75% on construction materials used, stored, distributed, and/or consumed within the Urban Renewal Area, subject to any generally applicable decreases in rate that may occur during the term of the Urban Renewal Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the plan made by the City during the term of the plan. "City Use Tax" shall not mean the 0.25% use tax dedicated to increased staffing of the City police department and operation and maintenance of the City detention facility and codified in the City Code in Section 130-2.

Westerly Creek – the waterway that runs along the west side of Westerly Creek Village.

Westerly Creek Village (WCV) – is currently understood to extend from the Aurora's northwest municipal boundary south to 19th Avenue and east to Iola Street; however, the actual southern and eastern extents of WCV will be more clearly defined over time as the area develops. See also "Westerly Creek Village and Montview Corridor Strategic Area."

Westerly Creek Village and Montview Corridor Strategic Area - means the neighborhood described in Chapter V.C. of the City of Aurora's Comprehensive Plan which is located in the far northwest corner of the city, generally extending south to 19th Avenue and east to Peoria Street.

Westerly Creek Village Comprehensive Plan Amendment (WCVCPA) – means Chapter V.C. ("Westerly Creek Village & the Montview Corridor") of the City of Aurora's Comprehensive Plan. Chapter V.C. was amended by the City Council in February 2012 to incorporate the results and feedback from the WCV Visioning Process.

Westerly Creek Village Feasibility Study - means the study conducted in 2009 by Aurora Urban Renewal Authority staff to examine the potential for redevelopment within Westerly Creek Village. The findings were presented to the City's Planning and Economic Development Review committee.

Westerly Creek Village Visioning Process – means the series of public "visioning" workshops conducted in 2011 that informed the WCVCPA and this Plan.

Section 2.0 Introduction

2.1 Preface

This Westerly Creek Village Urban Renewal Plan (the "Plan" or the "Urban Renewal Plan") has been prepared at the request of the Aurora Urban Renewal Authority (the "Authority") for the City of Aurora, Colorado ("City"). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the "Act"). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority. If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

2.2 Blight Findings

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

The Westerly Creek Village Blight Study, prepared by Matrix Design Group, dated April 2012, which is attached hereto as Exhibit G (the "Blight Study"), demonstrates that the Westerly Creek Village Blight Study Area ("Study Area"), as defined in the Blight Study, is a blighted area under the Act. The Blight Confirmation Survey, dated January 16, 2015, which is attached hereto as Exhibit H, reconfirmed that subareas within the Urban Renewal Area continue to be blighted.

2.3 Other Findings

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

could require the demolition and clearance of certain public and private improvements within the Area as provided in this Plan. Such actions are necessary to eliminate unsafe conditions, obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

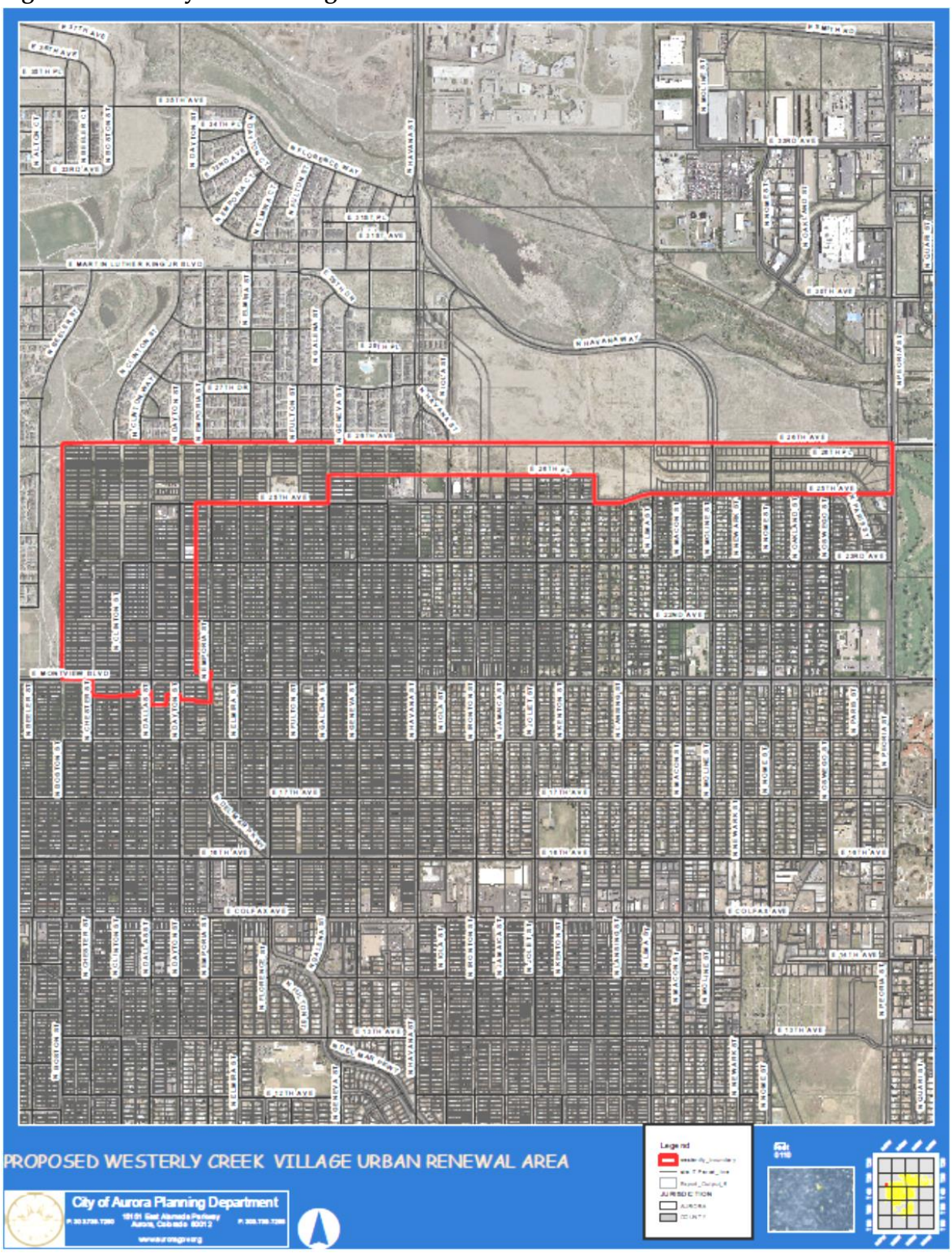
It is the intent of the City Council in adopting this Plan that the Authority exercise all powers authorized in the Act, which may be necessary, convenient or appropriate to accomplish the objectives of this Plan, including, but not limited to, the power of eminent domain. It is the intent of this Plan that the Authority may exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

In adopting this Plan, the City Council has made the legislative determination that the powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised; and, this Plan is in the public interest and necessity.

2.4 Urban Renewal Area Boundaries

The proposed Westerly Creek Village Urban Renewal Area (the "Urban Renewal Area" or the "Area") contains approximately 200 acres and is located entirely in the City. The Area is located in northwest Aurora, generally between Yosemite Street, Montview Boulevard, 26th Avenue, and east to the mid-block between Dayton and Emporia Streets. The area also extends eastward to Peoria Street between East 26th and East 25th Avenues. The legal description, described in Exhibit A, attached, controls the boundary description in case of any conflict. The boundaries of the Area are drawn as narrowly as feasible to accomplish the planning and development objectives of this Plan. See Figure 1, Map of Urban Renewal Area below.

Figure 1. Westerly Creek Village Urban Renewal Area



Section 3.0 Purpose of the Plan

The principal public purpose of this Plan is to facilitate redevelopment in order to reduce, eliminate and prevent the spread of blight within the Area. A secondary public purpose of this Plan is to stimulate economic growth and investment within the Area boundaries. To accomplish these purposes, this Plan promotes local objectives with respect to appropriate land uses, private investments and public improvements. The delineation of such objectives shall not be construed to require that any particular activity or undertaking necessarily promote all such objectives. The Westerly Creek Village Urban Renewal Plan sets parameters for the future development and redevelopment of the area. Future redevelopment undertakings must fit within the parameters set forth within the Plan in order to be considered eligible for creating a TIF area to finance specific activities or undertakings and to receive incentives through tax increment financing.

The principal goal of the urban renewal effort, as required by the Act, is to afford maximum opportunity, consistent with the sound needs of the City as a whole and to develop and rehabilitate the Area through private enterprise, where possible.

More specifically, the Plan will refer to and build on the concepts, strategies and goals that were developed during the extensive public WCV Visioning Process and subsequently adopted in the Comprehensive Plan as part of the Westerly Creek and Montview Corridor Strategic Area. The WCVCPA sets a future redevelopment vision for the Westerly Creek Village in terms of general land use and connectivity patterns for the Area. The Vision Statement states:

> "*Westerly Creek Village, a distinctive community defined by Montview Boulevard and Westerly Creek, is a strong residential neighborhood in close proximity to the region's premier Fitzsimons medical employment center and Aurora Arts District, the city's cultural heart. Westerly Creek Village is known for its many amenities: varied housing styles, proximity to Fitzsimons, Westerly Creek and family-oriented destinations, and its cultural and ethnic diversity. The neighborhood is a thriving, vibrant and safe community with a mix of shops, restaurants and businesses that serve not only the residents, but the adjacent developments of Lowry, Stapleton, and Fitzsimons. The citizens continually build on the Village's sense of place, making it an even better neighborhood in which to live, work and*

play. Enhanced parks, bicycle and pedestrian friendly streets, and open spaces are maintained and recreation is available for all age groups. The medical campus, religious institutions and schools provide opportunities for the community to grow and learn. This is a place where neighborhood events and activities bring people together."

The rehabilitation and redevelopment of properties within the Area will be accomplished through:

- the assessment and clean-up of environmentally impacted sites;
- the improvement of existing and construction of new structures and infrastructure;
- the attraction of new investment and reinvestment;
- the elimination and prevention of property deterioration in the area; and
- the rezoning of property, particularly industrially zoned properties, to zoning districts compatible with the Vision Statement and this Plan.

The effort will involve the Authority and City Council with participation and cooperation by the private sector.

Section 4.0 Blight Conditions

4.1 Blight Findings (April 2012)

Before an urban renewal plan can be adopted by the City, the area must be determined to be a "blighted area" as defined in Section 31-25-103(2) of the Act. The Act provides that at least <u>four</u> specific blight factors must be present in the area, and must substantially impair or arrest the sound growth of the municipality, retard the provision of housing accommodations, or constitute an economic or social liability, and be a menace to the public health, safety, morals, or welfare. The Act further provides that, if private property is to be acquired by the Authority by eminent domain, at least five of the following specific blight factors must be present.

(a) Slum, deteriorated, or deteriorating structures;

(b) Predominance of defective or inadequate street layout;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions;

(e) Deterioration of site or other improvements;

(f) Unusual topography or inadequate public improvements or utilities;

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

(h) The existence of conditions that endanger life or property by fire or other causes;

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;

(j) Environmental contamination of buildings or property; and,

(k) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

In April 2012, a consultant hired by the City completed a Blight Study in a defined portion (the "Study Area") of Westerly Creek Village. The Blight Study is included in Exhibit G of this Plan.

The Blight Study Area is approximately 200 acres, inclusive of public rights-of-way, and includes 125 parcels owned primarily by private entities. The zoning within the Study Area is mostly a mix of non-residential zones of commercial, industrial and open space designations. These zones are not entirely consistent, and in some cases, are incompatible with each other and/or with the remaining areas of WCV, which are primarily residential.

Of the 11 qualifying factors identified in the Act, the Blight Study identified the presence of the following <u>five</u> blight factors in the Study Area. This Plan can potentially address each of these conditions through urban renewal activities including, but not limited to, those described below:

(a) <u>Slum, Deteriorated, or Deteriorating Structures.</u> Numerous structures are visibly deteriorated throughout the Area including many vacant retail buildings. Deteriorating factors that exist include broken windows and doors, deteriorated exterior finishes, and issues with roofs, gutters, and fascia/soffits. Sites located within the Westerly Creek Village Urban Renewal Area will be eligible for tools and programs to remove deteriorated structures, rehabilitate existing structures and redevelop sites.

(e) <u>Deterioration of Site or Other Improvements.</u> As future redevelopment occurs, the features included in this blight finding, such as deteriorated interior

sidewalks, fencing, lighting, signs and parking areas will be improved, including to streetscape, landscaping and public space enhancements.

(f) Unusual topography or inadequate public improvements or utilities. The area contains deteriorated and absent sidewalks which are an impediment to pedestrian foot traffic. Storm drainage capacity is also limited and requires improvement. Urban renewal activities will address these deficiencies with public improvements that may receive financial assistance from the Authority.

(j) Environmental contamination of buildings or property. Numerous properties in the Area are impacted by environmental contamination. Of particular concern are the automotive service properties (existing and past) as well as current and former industrial uses that are known to have environmental consequences. Additionally, some properties may have environmental issues that have not yet been detected or mitigated. The Authority will have the ability to assist with assessment and cleanup of sites that are environmentally contaminated.

(k) Substantial underutilization or vacancy of sites, buildings, or other improvements; Site requires high levels of municipal services. The creation of this Urban Renewal Area will stimulate redevelopment including the redevelopment of vacant and/or underutilized sites to uses that are consistent with the Westerly Creek Village Urban Renewal Plan.

4.2 Blight Confirmation (January 2015)

In January 2015, City of Aurora staff completed a Blight Confirmation Survey in a portion of the Westerly Creek Village Urban Renewal Area. The survey area was made up of two sub-areas, consisting of the Stanley Aviation property at 2501 N. Dallas Street and those properties between 25th and 26th Avenues which will be part of the Stapleton-Aurora development (see Exhibit H). The survey confirmed that all five blight factors identified in the original Blight Study continue to exist in the Confirmation Survey Area, 28 months after the original Blight Study.

Section 5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses

The implementation of this Urban Renewal Plan supports the objectives of the 2009 Aurora Comprehensive Plan: 1) with respect to its city-wide planning and development themes; 2) with respect to the vision and development strategies described for the Westerly Creek Village and Montview Corridor Strategic Area (2012 amendment); and 3) with respect to the Westerly Creek Greenway Master Plan. As development occurs in the Urban Renewal Area, it shall conform to all applicable City rules, regulations, and policies.

5.1 Relationship to the Comprehensive Plan

The Comprehensive Plan anticipates the use of urban renewal as a means of financing infrastructure and other public improvements for elimination of blight. The purposes of this Urban Renewal Plan will be achieved more successfully if, as a part of the redevelopment, the goals of the Aurora Comprehensive Plan are met. The Authority, with the cooperation of the City, private enterprise and/or other public entities, will therefore undertake activities described in this Urban Renewal Plan to eliminate the conditions of blight while implementing the goals and objectives of the Aurora Comprehensive Plan.

Redevelopment of the Urban Renewal Area will support the following themes articulated in the Aurora Comprehensive Plan:

- **Managing the Geography of Growth**. Chapter IV.A of the Comprehensive Plan envisions that the city's future growth will: create distinct parts of the city that are composed of neighborhoods, places of employment, activity centers, parks, and natural spaces; have infill and redevelopment that contribute to neighborhood livability; and provide residents with opportunities for a wider range of housing choices at locations remote or proximate to places of employment as individual preferences dictate.
- **Promoting the Quality of Life in the City:** Chapter IV.B of the Comprehensive Plan focuses on ensuring that the City of Aurora is "a magnet both for residents and visitors because of its shopping, restaurants . . . open spaces . . . and other cultural amenities" and that the city "has attractive visual corridors, streetscapes . . . [and] neighborhoods."

- **Carrying Out an Enhanced Retail Strategy**. Chapter IV.F of the Comprehensive Plan identifies a vision of "older commercial corridors . . . [which] will have diversified and matured into mixed-use corridors with key commercial nodes acting as magnets for people." This theme also recognizes that "the elimination of some retail locations and their replacement with office uses, high-quality multi-family residential units or mixed-use may be desirable" and that "under-utilized retail buildings and sites . . . will require zoning that allows mixed-use development with residential components and with higher densities, or other actions that encourage redevelopment." This theme supports the redevelopment vision for the area and the evolution of a place with "a mix of shops, restaurants and businesses that serve not only the residents, but the adjacent developments."
- **Living in Neighborhoods.** Chapter IV.I of the Comprehensive Plan describes types of neighborhoods that include, "new, mixed-use neighborhoods in the redeveloped portions of the inner city in proximity to defined urban centers and rail transit stations." In addition, this theme calls for high-quality housing in urban, mixed-use redevelopments with walkable, pedestrian-oriented streets including a mix of uses and the creation of community places and easily accessible amenities.
- **Responding to Population Diversity.** Chapter IV.J of the Comprehensive Plan acknowledges the importance, benefits and challenges of Aurora's economic and population diversity, particularly within Northwest Aurora, of which the Area is a part. The redevelopment vision for this Area acknowledges the need to celebrate, support and integrate the area's diverse population while at the same time address the education and service delivery needs of the existing and immigrant populations.
- **Redeveloping for Renewal.** In Chapter IV.L of the Comprehensive Plan, the vision for Historic Original Aurora (of which WCV is a part) speaks of revitalizing and thriving neighborhoods, referencing key elements of Westerly Creek Village. Chapter IV.L describes the future development character of the area to include "Montview Plaza and surrounding obsolete uses [that] have been redeveloped to strengthen the residential character of the area, and Montview Boulevard has become a multi-modal transportation corridor."

5.2 Relationship to Westerly Creek Village and the Montview Corridor Comprehensive Plan Amendment

The Comprehensive Plan identifies the Westerly Creek Village and the Montview Corridor as one of the city's nine "strategic areas" which are critical to the city's economy and identity. The vision set forth for this strategic area includes being a neighborhood that:

- is safe and vibrant, with bicycle and pedestrian friendly streets;
- has access to quality parks and open space;
- provides a variety of housing styles and options; and
- offers a diverse mix of shops, restaurants and businesses.

Implementation of this Urban Renewal Plan is consistent with the following development strategies for this strategic area:

1. Promote master planning and redevelopment of targeted parcels, especially in the northwest portions of the neighborhood and along the Stapleton boundary, and remediate brownfield sites in association with such redevelopment.
2. Determine the extent to which zoning can be used to strengthen the neighborhood fabric and to improve compatibility with the developments planned for adjacent Fitzsimons, Stapleton and Lowry. Ensure that future zoning conforms to the Urban Renewal Land Use Plan. Implement the suggested rezoning of the area as recommended by the community for appropriate residential and the new sustainable infill zoning. Offer opportunities for owner- or City-initiated rezoning to implement the plan recommendations.
3. Implement a "seamless" interface between Aurora and Stapleton through street connections, streetscape elements, development density, and design features. Promote uses that are similar, supportive and complementary to uses in Denver with integrated open space.
4. Continue to work closely with Forest City Stapleton and the City of Denver to ensure that Stapleton development enhances the likelihood of quality redevelopment in Westerly Creek Village.

5. Improve the streetscape design for Montview Boulevard. Consider the extension of the median treatment with an enhanced tree canopy, and the provision of bicycle lanes to and from the Fitzsimons Campus.
6. Continue to implement the Westerly Creek Greenway Masterplan with its integration into the community extending the "greenway" designation to 26th Avenue to provide significant open space opportunities.
7. Enhance the recreational opportunities associated with the Moorhead Recreation Center and encourage the center's expansion.
8. Improve pedestrian and bicycle routes within Westerly Creek Village and the adjacent Westerly Creek corridor.
9. Support efforts to finance the Montview Boulevard bridge crossing to mitigate potential flood impacts along with the associated redesign of Montview Park.
10. Seek private and non-profit sector partners to invest in new mixed-used developments.
11. Promote a mix of uses and encourage the establishment of a diversity of businesses that directly serve the needs of the Westerly Creek Village community.
12. Introduce a wider variety of housing options for existing apartment residents and employees of the nearby job centers.
13. Build community capacity to further engage the neighborhood in addressing the quality of life issues identified in the adopted vision for Westerly Creek Village.

5.3 Relationship to Westerly Creek Greenway Master Plan

The Comprehensive Plan includes the Westerly Creek Greenway Master Plan which seeks to mitigate flood hazards for abutting properties, to create a multiple-use corridor that integrates the surrounding neighborhoods, and provide recreation opportunities and alternative modes of transportation.

Implementation of this Urban Renewal Plan is consistent with the following development strategies of the Westerly Creek Greenway Master Plan:

1. Establish a greenway with a daylighted creek which includes a trail and trail connections to accommodate pedestrians, bicycles and drainage maintenance equipment.
2. Obtain funding and complete the reconstruction of the Montview Boulevard bridge including channel improvements.
3. Monitor funding opportunities and seek partners to implement drainageway improvements and the greenway plans.
4. Use the update to the City's bicycle and pedestrian master plan as an opportunity to identify stakeholders' needs for bicycle facilities in Northwest Aurora.
5. Coordinate with Denver to identify interim/phased on-street bicycle/pedestrian improvements to connect Lowry and Stapleton.

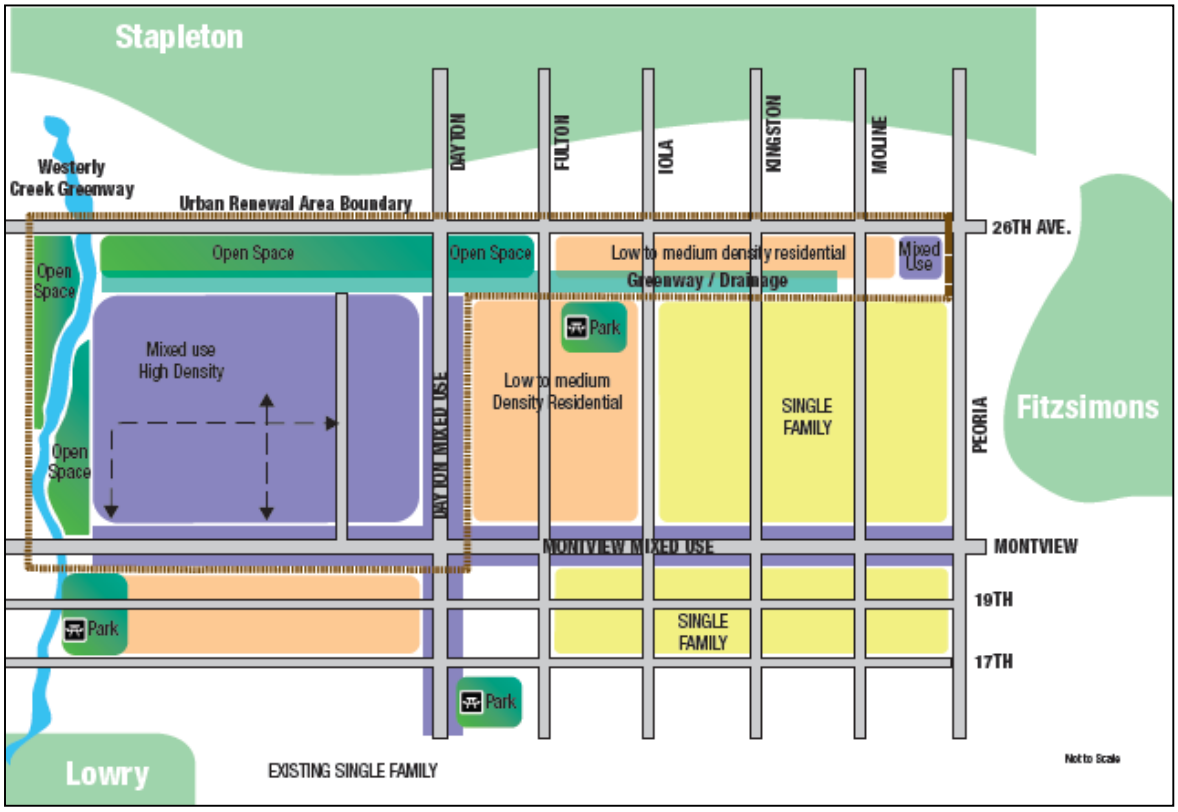
5.4 Land Use, Zoning, Housing, Connectivity, and Design Standards

This Plan encourages mixed-use redevelopment in the Area, designates a particular pattern of land use, a connectivity framework, and design concepts as key revitalization components. A connectivity framework will efficiently allow the movement of bicycles, vehicles and pedestrians throughout the community. The WCV Urban Renewal Area is shown in context in Figure 2. Note that Stapleton, Lowry and Fitzsimons are in proximity and are connected with a good road network grid.

5.4.1 Land Use

The Westerly Creek Village Urban Renewal Area Land Use Plan (Figure 2), by its incorporation here, represents the land use element of the Westerly Creek Village Urban Renewal Plan.

Figure 2. Westerly Creek Village Urban Renewal Area Land Use Plan



The land use categories depicted in the Land Use Plan represent integral parts of the redevelopment vision the Westerly Creek Village Urban Renewal Area. They will be applied as criteria for future development proposals in order to determine whether the proposals are consistent with the Urban Renewal Plan goals. The elements of this land use plan are described below:

- **Mixed-Use:** Proximity to Fitzsimons, improved street connections to Stapleton, and improved traffic along Montview Boulevard will facilitate attracting a mix of uses that serve both the immediate neighborhood and the nearby employment centers. This mixed-use designation is intended to encourage a mix of commercial, office, retail, public spaces, and residential uses. Most of the western portion of the Westerly Creek Village Urban Renewal Area is designated as mixed-use, including those areas that may develop as open or public space immediately adjacent to Westerly Creek.

Residential development will generally be of higher density and multi-family, offering diversity in housing options. Small-scale, pedestrian-oriented neighborhood retail uses should be promoted over large "big-box" retail centers. Appropriate land uses may also include developments that attract primary employment and/or serve the recreational and cultural needs of the community which are compatible with the surrounding neighborhoods. Zoning in the Mixed-Use area should change to the Sustainable Infill Redevelopment zone to accommodate a variety of both commercial and residential uses. Mixed Use in the area implies a mix of uses throughout the area and not necessarily on individual parcels; although both vertical and horizontal mixed use development will be encouraged. Any development proposed in the Westerly Creek Village area is expected to be of high quality and to contribute to the overall pattern of development.

The large parcels along Clinton Street, given their size and proximity to Westerly Creek, are of primary importance to the successful revitalization of the area. The redevelopment and reuse of these parcels, including their interface with and inclusion in future open space along the creek, will have a significant impact on creating a sense of place and character for Westerly Creek Village that advance the goals and vision of this Plan.

- **Westerly Creek/Greenways:** Green space is essential as an amenity in urban development. The completion of the Stapleton open space and greenway north of 25th Avenue should be facilitated and the greenway along Westerly Creek expanded. The greenways should be well integrated with adjacent commercial and residential developments and consist of trails, water features and other amenities that encourage its use, especially for families within the community. Additionally, visual and pedestrian "green finger" corridors, where feasible, should be developed as east-west connections through the mixed-use area to the Westerly Creek greenway. The "green fingers" may also provide the additional benefit of storm water treatment.

- **Residential:** The area designated as low- to medium-density residential will be available to provide new housing options. Development will be primarily single

family, although other options such as duplexes or townhomes will be considered. Higher density residential will be limited to the mixed-use areas.

5.4.2 Rezoning

Implementation of this Plan will require properties to be rezoned to districts compatible with the Land Use Plan and neighborhood Vision. The Sustainable Infill and Redevelopment (SIR) zoning district should be the primary district to which properties are rezoned within the mixed-use area, particularly those properties along the western edge of the Area and along Montview Boulevard. In particular, the existence of industrially zoned properties within the Area enables the perpetuation of uses incompatible with and detrimental to the redevelopment Vision. The larger industrially zoned properties also create uncertainty and risks for potential redevelopment activities that are in alignment with this Plan and could be a deterrent for future investment. Therefore, the City of Aurora will proactively work to rezone properties within the Area to protect and to promote the implementation of this Plan.

5.4.3 Housing Options

It is the intent of this Plan to enable the introduction of a wider variety of housing options for both existing apartment residents and employees of nearby job centers. Housing should serve a variety of household sizes and incomes and consist of both rental apartments and owner-occupied condominiums and townhomes. New and varied housing options will not only support the needs of existing residents and those looking to live in the Area, but will also help support new neighborhood retail and services.

5.4.4 Connectivity and Multi-Modal Transportation

The Dayton/Emporia, Fulton, Iola and Kingston street connections to Stapleton are essential elements to the viability of redevelopment activities in the area and should be considered a high-priority. Montview Boulevard and Dayton Street should serve as multi-modal corridors, connecting Aurora and Denver. The completion of the Dayton/Emporia connection to Denver is a high priority. With the exception of these four street connections,

the specific locations and types of the other connectivity elements are only suggested; however the concept of connectivity is implied in this plan.

Future development should accommodate a variety of auto, pedestrian and bicycle access ways that improve connectivity within the Westerly Creek Village Urban Renewal Area and to the surrounding development. Each mode of transportation should be designed to accommodate safe travel and street crossings. Improvements within the Area should also contribute to improved access to urban renewal developments and encourage redevelopment through easier land assembly with utility access. The creation of a frontage road and pedestrian promenade combination along the Westerly Creek greenway edge should be considered as a means to encourage and enable new development that can be oriented towards Westerly Creek. New developments along the greenways should be developed in a manner that increases pedestrian and bicycle access and connections with existing trail systems.

5.4.5 Design Concepts and Development Requirements

Commercial and residential redevelopment should be compatible with existing development while at the same time including higher densities than what currently exists. Design should follow the guidelines outlined in the City's Sustainable Infill and Redevelopment zoning and facilitate pedestrian and bicycle connectivity. A primary goal is to make this urban renewal area a highly livable community, creating a desirable place to live and providing services and shopping opportunities for neighborhood residents and employees, while at the same time serving as a destination for people outside of the community. The following design concepts are incorporated within the Plan to further the vision and are required for development within the Westerly Creek Village Urban Renewal Area. As provided in the City of Aurora's adopted Sustainable Infill and Redevelopment Design Handbook (Mixed Use Zone District) the following design guidelines shall apply:

- Promote the highest and best use of land by promoting high density development;
- Provide high quality and sustainable building design with durable materials, building articulation and varying building form;
- Emphasize ground floor design by providing for active uses, building entrances and window fenestration on the street, and locating parking to the building's rear;

- Create a network of streets that form a grid with a street network which carries automobiles, transit, pedestrian and bicycle traffic safely, directly and efficiently;
- Minimize impacts of vehicular oriented buildings and uses on street;
- Encourage shared parking and minimize surface parking;
- Create public and open spaces that are integrated into the building development and established park systems;
- Provide access to and a presence along the Westerly Creek Greenway for any properties fronting the Greenway. Discourage back of house operations along this creek frontage; and,
- Eliminate brownfield conditions and promote energy and resource efficiency.

Development proposed within the Urban Renewal Plan Area should contribute to the overall pattern of land use, connectivity, and design by utilizing these or superior concepts. Master plans establishing infrastructure for the entire area are encouraged; site and building plans for each development are required.

Section 6.0 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. In the case of this Plan, it is the Authority's intent to undertake urban renewal activities to stimulate private investment in cooperation with property owners, developers, stakeholders and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will support the Authority's strategy for eliminating existing blight conditions and preventing the spread and/or reoccurrence of blight within the Area.

6.1 Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others to, install, construct, and reconstruct any public improvements. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install,

construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Public undertakings are intended to stimulate (directly and indirectly) private sector investment to assist in the conversion of the Area into a viable commercial, employment and mixed-use district, supported by accessible transportation with inviting public spaces, which contributes to increased revenues from property and City taxes.

6.2 Other Improvements and Facilities

Other non-public improvements or facilities in the Area may be required in connection with urban renewal activities and undertakings to accommodate development of the Area. These may include items such as enhanced building facades and upgraded lighting, landscaping, benches and other amenities. The Authority may assist in the financing or construction of these improvements insofar as such improvements and activities serve a public purpose and further the goals and objectives of this Plan.

6.3 Brownfields

The presence of brownfield sites throughout the Area serves as a deterrent to redevelopment and investment in the area. The goal of this Plan is particularly targeted towards addressing the remediation and reuse of these existing brownfield sites. An Environmental Conditions Assessment (ECA) report of the Area was completed in April 2012. Based on a physical reconnaissance of the Area and public and historical record review, the ECA identified 18 potential areas of environmental concern (AOCs), each with varying environmental conditions and degrees of remediation efforts. Building on the ECA, the Authority may compile a more detailed inventory of contaminated sites to develop site specific reuse and remediation plans.

The Authority may assist with Phase I and Phase II environmental site assessments to determine the extent of contamination of properties within the Area and assist with remediation efforts. The Authority may also nominate sites for assessment under one of Targeted Brownfields Assessment (TBA) programs administered by the United States

Environmental Protection Agency or the Colorado Department of Public Health and Environment (CDPHE). Additionally, the Authority, in conjunction with the City, can direct Revolving Loan Funds to help fund remediation and use Tax Increment Financing to offset redevelopment costs. Other loan and grant program funds may be directed to the Area as appropriate.

6.4 Development Opportunities – Catalyst Opportunities

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future public improvements. The following three properties along Westerly Creek are the largest and most prominent parcels in the Area. Each has the potential to serve as a major catalyst if redeveloped.

- **2501 Dallas Street**: This site is the former Stanley Aviation aerospace parts manufacturing plant that opened in 1954. The site may be impacted by the presence of Volatile Organic Compounds (VOCs) that have no record of cleanup. At the time of the creation of this Urban Renewal Area, the site was zoned M-1 (Industrial) which was incompatible with this Plan. The property was acquired by new owners in August 2014 who subsequently applied for rezoning of the property to the Sustainable Infill Redevelopment district. The rezoning was approved by City Council in October 2014.
- **2201 Clinton Street:** This site is currently the location for Extreme Towing and United Quality Collision operations. The site was formerly a sewage treatment plant, which operated for several decades beginning in the 1950s. Current site operations, including an Above Ground Storage Tank (AST), have the potential for causing site contamination. The site is also currently zoned M-1 (Industrial) which is incompatible with this Plan.
- **9435 Montview Boulevard:** This site is currently the Montview Plaza Shopping Center and has the potential to be redeveloped in a variety of mixed-use configurations. Groundwater contamination from a former drycleaner at the site has not been fully remediated. The parcel contains two separate commercial zoning districts, B1 and B2, which complicates site redevelopment.

- **Stapleton-Aurora:** This 99-acre area, extending between 25th and 26th Avenues, is part of the Stapleton Master Plan located within the City of Aurora. The land is owned by the City and County of Denver, which will eventually turn over the land to Stapleton's Master Developer. Current plans call for the land east of Fulton Street to Moline Street to be developed primarily as single-family residential which supports the goal of introducing new housing options to the Plan area described in Section 5.2.4 of this Plan. The area west of Fulton Street will be developed as park and open space when the housing is completed. The area east of Moline Street to Peoria Street will contain mixed-use development incorporating commercial and residential uses.

Each of these sites should be rezoned as prescribed in the Urban Renewal Area Land Use Plan and redeveloped with uses that are more compatible with the existing residential area. Any new uses should contribute to furthering the goals and objectives of this Plan.

6.5 Development Standards

In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to undertakings by the Authority. It is the intent of the City Council in adopting this Plan to conform to all concepts, land uses and design standards of this Plan. Unless otherwise approved by the City Council, any such standards and requirements adopted by the Authority shall be consistent with all other City zoning and development policies and regulations.

6.6 Variations in Plan

Over time, the Authority may propose and the City Council may make such modifications to this Urban Renewal Plan as may be necessary provided they are consistent with the Aurora Comprehensive Plan and any subsequent updates, as well as the Act. The Authority may in specific cases allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provisions of this Plan would constitute an unreasonable limitation beyond the intent and purpose of this Plan.

6.7 Financing of Undertakings and Activities and Creation of Tax Increment Areas

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation, utilization of the following: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; loans, advances, and reimbursement agreements; appropriations, loans, grants or advances from the City; federal, state or other loans or grants; interest income; agreements with public or private entities, including any arrangements made for the payment of moneys in lieu of taxes; sale of property or other assets; and pledging of lawfully available revenues to one or more special districts or other governmental or quasi-governmental entities to be used and pledged by such entities to pay their obligations incurred to finance public infrastructure and other lawful improvements under the Act.

For purposes of this Plan, "Debt" may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, advance and reimbursement agreements, Public Finance and Redevelopment Agreement(s), or any other obligation lawfully created by the Authority, any special district or other governmental or quasi-governmental entity.

In addition to the above referenced financing methods, an accepted method for financing urban renewal undertakings is to utilize incremental tax revenues, including property and/or municipal excise tax revenues (including sales, lodgers, use and occupational privilege tax revenues) attributable to the redevelopment in the plan area to pay the principal of, the interest on, and any premiums due in connections with the bonds or, loans or advances to, or indebtedness incurred by the Authority.

It is the intent of the City Council in approving this Urban Renewal Plan to authorize the use of tax increment financing by the Authority as part of its efforts to assist in the redevelopment of the Area. Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving this Plan, contemplates that one or more separate Tax Increment Areas shall be created within the Urban Renewal Area as development occurs. Subject to the designation of such Tax Increment Areas, the Authority is specifically authorized to use incremental revenues, except those previously

dedicated, for the benefit of the Area, to the extent authorized by the provisions of Section 31-25-107(9) of the Act, Section 130-4 of the City Code, and specific terms of any subsequent agreement.

The Plan authorizes the Authority to use or allocate all or a portion of such incremental tax revenues to finance the costs of urban renewal undertakings and activities through the provisions of one or more Cooperative Agreement or Public Finance and Redevelopment Agreements, including, to the extent determined by the Authority, pledging all or part of said revenues to a special district or other government or quasi-governmental entity created for the purpose of financing public infrastructure and other lawful improvements for the benefit of a redevelopment, and to be pledged by such district or entity for payments on obligations it incurs to fund such infrastructure or improvements or, at the option of the Authority, to be used as security for debt or other obligations of the Authority to fund public infrastructure and other lawful improvements under the Act and the City Code.

The process for creating a new Tax Increment Area shall be initiated by written application to the Authority's Manager and the City's Director of Planning and Development Services that the applicant needs tax increment financing to fund public infrastructure, a new redevelopment and/or related lawful improvements. Each application shall contain the following information: a legal description and map of the area to be designated; a site plan; a description of the infrastructure to be funded and the estimated costs of that infrastructure; and the estimated tax increment revenue to be generated from the new Tax Increment Area.

The Authority and the City shall provide such notice to Adams County and the Aurora Public School District of the request for the creation of a new Tax Increment Area and the intention to use Tax Increment Financing as may be required under the Act. Each Tax Increment Area approved by City Council shall continue in existence for a period of not to exceed twenty-five years commencing on the date of the City Council approval of such modification to the Urban Renewal Plan, or on a later Effective Date of Allocation.

6.7.1 Eligible Activities for TIF Consideration

Redevelopment activities located within the Area will need to conform to this Plan as well as the City's Comprehensive Plan, and specifically to the land use plan and vision of the WCV and Montview Corridor Strategic Area, in order to be considered for Tax Increment Financing, although the Authority may include certain properties within a TIF area to reserve revenues for other area activities or improvements.

This Urban Renewal Plan authorizes the Authority to use or allocate all or a portion of incremental tax revenues to finance the costs of urban renewal activities and undertakings through the provisions of a Public Finance and Redevelopment Agreement (PFRA), intergovernmental agreement or other lawful agreement. At the discretion of the Authority, this may include pledging all or part of said revenues to a special district or other government or quasi-governmental entity created for the purpose of financing public infrastructure and other lawful improvements for the benefit of a redevelopment, and to be pledged by such district or entity for payments on obligations it incurs to fund such infrastructure or improvements. Furthermore, the Authority may, at its discretion, pledge all or part of said revenues as security for debt or other obligations of the authority to fund public infrastructure and other improvements under the Act and the City Code.

6.7.2 Tax Increment Financing Areas 1 and 2

Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving an Amendment to the Plan on April 13, 2015 authorized the creation of Tax Increment Financing (TIF) Areas 1 and 2. The TIF Area boundaries and legal descriptions are shown in Exhibit B, Exhibit C, and Exhibit D. TIF Area 1 was deemed established on the date of approval of the Plan Amendment and shall continue for a period not-to-exceed 25 years. TIF allocation for TIF Area 2 shall commence on the TIF Area 2 Effective Date of Allocation.

Under the terms of approved PFRAs between the City of Aurora, the Aurora Urban Renewal Authority and a third-party developer of TIF Areas 1 and 2, the Authority intends to rebate a portion of incremental tax revenue generated within the TIF Areas to fund the building and site construction costs for the redevelopment and reuse of the former Stanley

Aviation building and site. The intended use of the site shall be consistent with the City's Comprehensive Plan and this Urban Renewal Plan. For a period of 25 years, 100% of all incremental tax revenue generated from Projects in TIF Areas 1 and 2 will be shared between the Authority and any private or public parties as defined in a PFRA or Intergovernmental Agreement. The Authority intends to enter into a Cooperative Agreement with Aurora Public Schools (APS) to return a portion of incremental property tax revenue generated from the APS property tax levy in TIF Areas 1 and 2.

6.7.3 Tax Increment Financing Areas 3 and 4

Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving this Amendment to the Plan, is authorizing the creation of Tax Increment Financing (TIF) Areas 3 and 4. The TIF Area boundaries and legal descriptions are shown in Exhibit B, Exhibit E, and Exhibit F. TIF Area 3 is planned to contain housing with accompanying development of park and open space. TIF Area 4 will include mixed-use development incorporating commercial and residential uses.

TIF Area 3 shall be deemed established on the date of approval of this Plan Amendment and shall continue for a period not-to-exceed 25 years. Under the terms of approved PFRA(s) between the City of Aurora, the Authority and a third-party developer of TIF Areas 3 and 4, the Authority intends to rebate a portion of incremental tax revenue generated within the TIF Areas to offset costs associated with park, drainage, and other public improvements. The redevelopment plans shall be consistent with the City's Comprehensive Plan and this Urban Renewal Plan. For a period of 25 years, 100% of all incremental tax revenue generated from activities in TIF Areas 3 and 4 will be shared between the Authority and any private or public parties as defined in a PFRA or Intergovernmental Agreement.

TIF Area 4 is created with this plan amendment, although TIF allocation for TIF Area 4 shall commence on the TIF Area 4 Effective Date of Allocation.

6.8 Property Acquisition and Land Assemblage

The Authority may acquire property or any interest therein by negotiation or any other method authorized by the Act. In addition, the Authority may acquire property or any interest therein through the exercise of the power of eminent domain, which property or interest may be transferred to a private party as the Authority deems appropriate; provided, however, that any such acquisition and/or transfer shall be conducted in accordance with Sections 31-25-105.5 and 31-25-107(4.5) of the Act, as from time to time amended. The Authority may operate, manage and maintain such acquired property in accordance with the powers granted to it under the Act.

6.9 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority shall act in accordance with the Relocation Assistance and Land Acquisition Policy adopted by the Authority Board on October 18, 2004, per Authority Resolution R2004-02, or its subsequent amendment, and in conformance with the Act.

6.10 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish and clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to PFRAs, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete and other uses detrimental to the public welfare; and otherwise remove and prevent the spread of deterioration. Environmental remediation, if required, may be facilitated through the use of various Federal programs that are available as a result of being located within the Area.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if, in the judgment of the Authority it is the best means to forward the

implementation of the Plan. The Authority may also undertake such additional site preparation and environmental remediation activities, as it deems necessary to facilitate the disposition and/or development of such property.

6.11 Property Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for uses in accordance with the Act and this Plan.

6.12 Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions by the Authority may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements as set forth herein; rehabilitation of buildings and sites; elimination of unhealthy, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities. The Authority may enter into Cooperative Agreements and Redevelopment/Development Agreements, provide assistance, or undertake all other actions authorized by the Act or other applicable law to redevelop and rehabilitate the Area.

6.13 Public Finance and Redevelopment Agreements

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

achievement of the objectives of this Plan or as may otherwise be authorized by the Act. Existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect.

6.14 Cooperative Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperative Agreements pursuant to the Act. The City and the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperative Agreement(s) may include, without limitation, agreements regarding the planning or implementation of this Plan and its undertakings, as well as programs, public works operations, or activities which the Authority, the City or such other public body is otherwise empowered to undertake and including, without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements. The Cooperative Agreements may reference or include services that are typically provided by such Agencies, such as public education and other programs and services. This paragraph shall not be construed to require any particular form of cooperation.

Exhibit A: Urban Renewal Area Legal Description

EXHIBIT A

A parcel of land situated in the N ½ of Section 35 and in Section 34, T3S, R67W of the 6th Principal Meridian, Adams County, Colorado, more particularly described as follows:

Beginning at the NE corner of said Section 35;

Thence westerly, coincident with the north line of the NE ¼ of said Section 35, a distance of 2658.43 feet to the N ¼ corner of said section;

Thence continuing westerly, coincident with the north line of the NW ¼ of said Section 35, a distance of 2661.40 feet to the NW corner of said section;

Thence continuing westerly, coincident with the north line of the NE ¼ of said Section 34, a distance of 2654.91 feet to the N ¼ of said section;

Thence continuing westerly, coincident with the north line of the E ½ of the NW ¼ of said Section 34, a distance of 1326.01 feet to the NW corner of the E ½ of the NW ¼ of said section;

Thence southerly, coincident with the west line of the E ½ of the NW ¼ of said Section 34, a distance of 2656.69 feet to the SW corner of the E ½ of the NW ¼ of said section;

Thence easterly, coincident with the south line of the E ½ of the NW ¼ of said Section 34, a distance of 330 feet to the intersection of said south line and the centerline of Chester St.;

Thence southerly, coincident with said centerline, a distance of 181 feet;

Thence easterly, a distance of 30 feet to the intersection of the east right-of-way of Chester St. and a point 11 feet south of the south line of Lot 5, Block 70, Aurora Subdivision, a subdivision recorded in Adams County, Colorado;

Thence continuing easterly, 11 feet south of and parallel to the south line of said Lot 5, a distance of 127 feet to a point on the west right-of-way of a 16 foot wide alley in said Block 70;

Thence continuing easterly, a distance of 16 feet to the intersection of the east right-of-way of said 16 foot wide alley and a point 11 feet south of the south line of Lot 44, in said Block 70;

Thence continuing easterly, 11 feet south of and parallel to the south line of said Lot 44, a distance of 127 feet to a point on the west right-of-way of Clinton St.;

Thence continuing easterly, a distance of 30 feet to a point on the centerline of Clinton St.;

Thence northerly, coincident with said centerline, a distance of 6 feet;

Thence easterly, a distance of 30 feet to the intersection of the east right-of-way of Clinton St. and a point 5 feet south of the south line of Lot 5, Block 71, of said Aurora Subdivision;

Thence continuing easterly, 5 feet south of and parallel to the south line of said Lot 5, a distance of 127 feet to a point on the west right-of-way of a 16 foot wide alley in said Block 71;

Thence continuing easterly, a distance of 8 feet to a point on the centerline of said 16 foot wide alley;

Thence northerly, coincident with said centerline, a distance of 46 feet;

Thence easterly, a distance of 8 feet to the intersection of the east right-of-way of said 16 foot wide alley and a point 9 feet south of the north line of Lot 45, in said Block 71;

Thence continuing easterly, 9 feet south of and parallel to the north line of said Lot 45, Block 71, a distance of 127 feet to a point on the west right-of-way of Dallas St.;

Thence continuing easterly, a distance of 30 feet to a point on the centerline of Dallas St.;

Thence southerly, coincident with said centerline, a distance of 141 feet;

Thence easterly, a distance of 30 feet to the intersection of the east right-of-way of Dallas St. and the south line of Lot 9, Block 72, of said Aurora Subdivision;

Thence continuing easterly, coincident with the south line of said Lot 9, a distance of 127 feet to a point on the west right-of-way of a 16 foot wide alley in said Block 72;

Thence continuing easterly, a distance of 8 feet to a point on the centerline of said 16 foot wide alley;

Thence northerly, coincident with said centerline, a distance of 100 feet;

Thence easterly, a distance of 8 feet to the intersection of the east right-of-way of said 16 foot wide alley and the south line of Lot 44, in said Block 72;

Thence continuing easterly, coincident with the south line of said Lot 44, a distance of 127 feet to a point on the west right-of-way of Dayton St.;

Thence continuing easterly, a distance of 30 feet to a point on the centerline of Dayton St.;

Thence southerly, coincident with said centerline, a distance of 50 feet;

Thence easterly, a distance of 30 feet to the intersection of the east right-of-way of Dayton St. and the south line of Lot 7, Block 73, of said Aurora Subdivision;

Thence continuing easterly, coincident with the south line of said Lot 7, a distance of 127 feet to a point on the west right-of-way of a 16 foot wide alley in said Block 73;

Thence continuing easterly, a distance of 8 feet to a point on the centerline of said 16 foot wide alley;

Thence southerly, coincident with said centerline, a distance of 19.1 feet;

Thence easterly, a distance of 8 feet to the intersection of the east right-of-way of said 16 foot wide alley and a point 19.1 feet south of the north line of Lot 41, in said Block 73;

Thence continuing easterly, 19.1 feet south of and parallel to the north line of said Lot 41, a distance of 117 feet to a point on the west right-of-way of Del Mar Pkwy.;

Thence continuing easterly, a distance of 40 feet to a point on the centerline of Del Mar Pkwy.;

Thence northerly, coincident with said centerline, a distance of 238 feet to a point on the south line of the NE ¼ of said Section 34, said point also being the intersection of said south line of the NE ¼ and the centerline of Emporia St.;

Thence northerly, coincident with said centerline of Emporia St., a distance of 86 feet;

Thence westerly, a distance of 30 feet to the intersection of the west right-of-way of Emporia St. and the north line of Lot 26, Block 41, New England Heights, a subdivision recorded in Adams County, Colorado;

Thence continuing westerly, coincident with the north line of said Lot 26, a distance of 127 feet to a point on the east right-of-way of a 16 foot wide alley in said Block 41;

Thence continuing westerly, a distance of 8 feet to a point on the centerline of said 16 foot wide alley;

Thence northerly, coincident with said centerline, a distance of 580 feet to the intersection of said centerline and the centerline of E. 22nd Ave.;

Thence continuing northerly, a distance of 30 feet to the SE corner of Lot 24, Block 32 of said New England Heights;

Thence continuing northerly, coincident with the east line of Lots 1 through 24 inclusive in said Block 32, a distance of 600 feet to the NE corner of Lot 1, in said Block 32;

Thence continuing northerly, a distance of 30 feet to the intersection of the centerline of E. 23rd Ave. and the centerline of a 16 foot wide alley in Block 17 of said New England Heights;

Thence continuing northerly, coincident with the centerline of said 16 foot wide alley, a distance of 660 feet to the intersection of said centerline and the centerline of E. 25th Ave.;

Thence easterly, coincident with said centerline of E. 25th Ave., a distance of 1,485 feet to the intersection of said centerline and the centerline of Galena St.;

Thence northerly, coincident with said centerline of Galena St., a distance of 305 feet;

Thence easterly, a distance of 30 feet to the SW corner of Lot 13, Block 3 of said New England Heights;

Thence easterly, coincident with the south line of Lot 13 and the south line of Lot 36 in said Block 3, a distance of 270 feet to the SE corner of said Lot 36;

Thence continuing easterly, a distance of 60 feet to the SW corner of Lot 13, Block 2 of said New England Heights;

Thence continuing easterly, coincident with the south line of Lot 13 and the south line of Lot 36 in said Block 2, a distance of 270 feet to the to the SE corner of said Lot 36;

Thence continuing easterly, a distance of 60 feet to the SW corner of Lot 13, Block 1 of said New England Heights;

Thence continuing easterly, coincident with the south line of Lot 13 and the south line of Lot 36 in said Block 1, a distance of 270 feet to the SE corner of said Lot 36;

Thence continuing easterly, a distance of 60 feet to the SW corner of a parcel of land described at Book 363 at Page 270 in the office of the Clerk and Recorder in Adams County, Colorado;

Thence continuing easterly, coincident with the south line of said parcel described at Book 363 at Page 270, and also coincident with the south line of those parcels of land described in Book 363 at Page 268, Book 422 at Page 506, and Book 427 at Page 214, all in the office of the Clerk and Recorder in Adams County, Colorado, a distance of 1,980 feet to a point on the centerline of Kingston St.;

Thence southerly, coincident with said centerline of Kingston St., a distance of 301 feet to the intersection of said centerline and the centerline of E. 25th Ave.;

Thence easterly, coincident with said centerline of E. 25th Ave., a distance of 3,352 feet to the intersection of said centerline and the east line of the NE ¼ of said Section 35;

Thence northerly, coincident with said east line of the NE ¼, a distance of 571 feet to the **Point of Beginning**.

Said parcel containing 190.12 Acres (8,281,800 Sq. Ft.), more or less.

COLORADO REGISTERED
JAN L. STERLING
23527
12/5/12
PROFESSIONAL LAND SURVEYOR

Jan L. Sterling
Colorado PLS# 23527
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

Project# 12032
RPS# 1120M

Exhibit B: TIF Areas Boundary Map

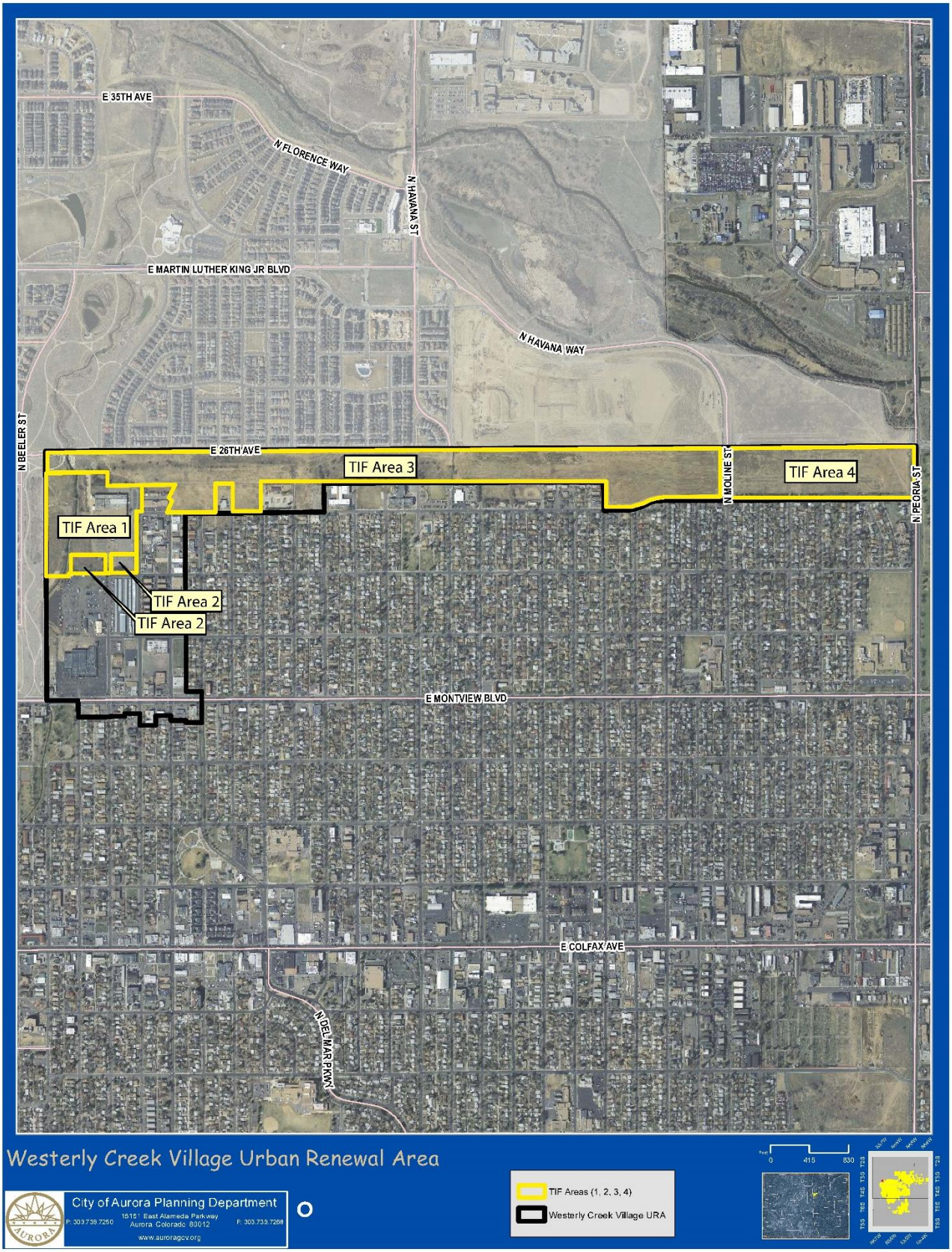


Exhibit C: TIF Area 1 Legal Description

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 1/16 OF SECTION 34, T.3S., R67W.,
THENCE N00°01'05"E, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 1099.37 FEET;
THENCE N89°58'12"E, DEPARTING SAID WEST LINE, A DISTANCE OF 306.49 FEET;
THENCE S89°48'05"E, A DISTANCE OF 60.05 FEET;
THENCE N89°47'50"E, A DISTANCE OF 134.71 FEET;
THENCE S89°54'31"E, A DISTANCE OF 164.93 FEET;
THENCE S00°04'23"E, A DISTANCE OF 142.01 FEET;
THENCE N89°54'13"E, A DISTANCE OF 359.56 FEET;
THENCE S00°00'22"E, A DISTANCE OF 274.32 FEET;
THENCE N89°51'04"W, A DISTANCE OF 60.09 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF DALLAS STREET;
THENCE S00°00'29"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 457.96 FEET;
THENCE N90°00'00"W DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 272.79 FEET;
THENCE S00°00'31"E, A DISTANCE OF 201.16 FEET TO THE NORTHERLY RIGHT OF WAY OF EAST 23RD AVENUE;
THENCE N89°58'37"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 56.99 FEET;
THENCE N89°42'20"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.01 FEET;
THENCE N00°00'31"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 201.13 FEET;
THENCE N90°00'00"W, A DISTANCE OF 363.44 FEET;
THENCE S02°59'26"W, A DISTANCE OF 199.48 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 23RD AVENUE;
THENCE N89°42'20"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 21.59 FEET;
THENCE S12°02'38"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.80 FEET;
THENCE N89°57'15"E, A DISTANCE OF 2.57 FEET;
THENCE S11°50'25"W, A DISTANCE OF 11.93 FEET;
THENCE N89°55'37"W, A DISTANCE OF 235.64 FEET TO THE WEST LINE OF SAID SECTION 34;
THENCE N00°33'39"W, ALONG SAID WEST LINE OF SECTION 34, A DISTANCE OF 4.80 FEET TO THE POINT OF BEGINNING

Exhibit D: TIF Area 2 Legal Description

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST ONE SIXTEENTH (NW 1/16TH) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN NORTH 84°08'31" EAST, A DISTANCE OF 262.87 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 2, SAME POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF EAST 23RD AVENUE AND THE SAME POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 02°59'26" EAST, A DISTANCE OF 199.48 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 363.44 FEET;
THENCE SOUTH 00°00'31" EAST, A DISTANCE OF 201.13 FEET, TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 89°42'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 373.88 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST ONE SIXTEENTH (NW 1/16TH) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN NORTH 87°56' 42" EAST, A DISTANCE OF 693.82 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 3, SAME POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF EAST 23RD AVENUE AND THE SAME POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 00°00'31" WEST, A DISTANCE OF 201.16 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 272.79 FEET; TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALLAS STREET;
THENCE SOUTH 00°00'29" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 201.27 FEET, TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 89°58'37" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 272.73 FEET TO THE POINT OF BEGINNING

Exhibit E: TIF Area 3 Legal Description

[NEED LEGAL DESCRIPTION]

Exhibit F: TIF Area 4 Legal Description

[NEED LEGAL DESCRIPTION]

Exhibit G: Westerly Creek Village Blight Study (April 2012)

Westerly Creek Village Conditions Inventory and Environmental Assessment

Matrix DESIGN GROUP

Table of Contents

Section 1: Study Overview 1
Section 2: Colorado Urban Renewal Statutes and Blighted Areas 3
Section 3: Conditions Indicative of the Presence of Blight 7
Section 4: Study Area Location, Definition, and Description 13
Section 5: Study Findings 17
Section 6: Study Summary and Recommendation 35

Exhibit 1: Study Area Context 14
Exhibit 2: Study Area Map 15
Exhibit 3: Areas Lacking Curb, Gutter, or Both 29
Table 1: Frequency of Blight by Factor 36

No document content on this page

Section 1: Study Overview

Purpose

The *Westerly Creek Village Conditions Inventory and Environmental Assessment* ("Study") is an examination and analysis of various conditions found within a defined geographic area to determine if the area qualifies as "blighted" within the meaning of the Colorado Urban Renewal Law.

The Study is a necessary step if urban renewal, as defined and authorized by Colorado statutes, **(see Section 2** and **Section 3)**, is to be used as a tool by the City of Aurora and the Aurora Urban Renewal Authority to remedy and prevent conditions of blight. The findings and conclusions presented in this report are intended to assist the Aurora City Council in making a final determination as to whether the Study Area qualifies as blighted and, consequently, the feasibility and appropriateness of using urban renewal as a reinvestment tool.

To conduct the Study and prepare the Study report, the City of Aurora retained the services of Denver-based consulting firm Matrix Design Group. Matrix has experience in conducting blight studies for municipalties and agencies across Colorado, and has the ability to efficiently handle multiple aspects of the process, including the study itself, environmental assessments, and legal descriptions.

Methodology

The defined geographic area ("Study Area") examined in this conditions inventory was determined by the City of Aurora and the Aurora Urban Renewal Authority, and lies entirely within Aurora's municipal boundaries. A map depicting the boundaries of the Study Area is presented in **Section 4** of this report as **Exhibit 2: Study Area Map**.

Data collection for conditions of blight (see **Sections 2** and **3** for what constitutes conditions of blight) was accomplished through several means. For those blight conditions that could be identified by visual observation and by the use of maps and aerial photography, the consultant team conducted a

field survey of the Study Area in March 2012, and visited again in May 2012. For those blight conditions that are not observable in the field (such as traffic data, crime statistics, etc.), blight condition data was obtained from specific City of Aurora departments during the same time period.

Matrix did not conduct an active search for one blight factor identified in the Colorado Urban Renewal statute, ("G. Defective or unusual conditions of title rendering the title non-marketable"), due to the extensive time and cost that would be involved with researching property titles in such a large area. That does not mean, however, that defective or unusual title conditions do not exist in the Study Area.

The Study Area's individual real property parcels were used as the primary units of observation during the data collection and field survey, in order to organize the blight data and prepare graphic illustrations of the findings.

Section 2: Colorado Urban Renewal Statutes and Blighted Areas

In the Colorado Urban Renewal Law, Colo. Rev. Stat. § 31-25-101 et seq. (the "Urban Renewal Law"), the legislature has declared that an area of 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…."

Under the Urban Renewal Law, the term "blighted area" describes an area with an array of urban problems, including health and social deficiencies, and physical deterioration. See Colo. Rev. Stat. § 31-25-103(2). Before remedial action can be taken, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area such as the Study Area constitutes a blighted area. Colo. Rev. Stat. §31-25-107(1).

The blight finding is a legislative determination by the municipality's governing body that, as a result of the presence of factors enumerated in the definition of "blighted area," the area is a detriment to the health and vitality of the community requiring the use of the municipality's urban renewal powers to correct those conditions or prevent their spread. In some cases, the factors enumerated in the definition are symptoms of decay, and in some instances, these factors are the cause of the problems. The definition requires the governing body to examine the factors and determine whether these factors indicate a deterioration that threatens the community as a whole.

For purposes of the Study, the definition of a blighted area is articulated in the Colorado Urban Renewal statute 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 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.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"

In addition, paragraph (l.) states, *"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…."*

The statute also states a separate requirement for the number of blight factors that must be present if private property is to be acquired by eminent domain. At § 31-25-105.5(5), paragraph (a.) states, *"'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)…."*

Thus, the state statutes require, depending on the circumstances, that a minimum of either ***one, four,*** or ***five*** blight factors be present for an area to be considered a "blighted area."

A couple 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. According to the courts, "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. Normally, a determination of blight is based upon an area "taken as a whole," and not on a building-by-building, parcel-by-parcel, or block-by-block basis.

Based upon the conditions identified in the Study Area, this report makes a recommendation as to whether the Study Area qualifies as a blighted area. The actual determination itself remains the responsibility of the Aurora City Council.

No document content on this page

Section 3: Conditions Indicative of the Presence of Blight

As discussed in **Section 2**, the Colorado Urban Renewal statute provide a list of 11 factors that, through their presence, may allow an area to be declared as blighted. This section elaborates on those 11 factors by describing some of the conditions that might be found within a Study Area that would indicate the presence of those factors.

Slum, Deteriorated, or Deteriorating Structures:

During the field reconnaissance of the Study Area, the general condition and level of deterioration of a building is evaluated. This examination is limited to a visual inspection of the building's exterior condition and is not a detailed engineering or architectural analysis, nor does it include the building's interior. The intent is to document obvious indications of disrepair and deterioration to the exterior of a structure found within the Study Area. Some of the exterior elements observed for signs of deterioration include:

- Primary elements (exterior walls, visible foundation, roof)
- Secondary elements (fascia/soffits, gutters/downspouts, windows/doors, façade finishes, loading docks, etc.)
- Ancillary structures (detached garages, storage buildings, etc.)

Predominance of Defective or Inadequate Street Layout:

The presence of this factor is determined through a combination of both field observation as well as an analysis of the existing transportation network and vehicular and pedestrian circulation patterns in the Study Area by persons with expertise in transportation planning and/or traffic engineering. These conditions include:

- Inadequate street or alley widths, cross-sections, or geometries
- Poor provisions or unsafe conditions for the flow of vehicular traffic
- Poor provisions or unsafe conditions for the flow of pedestrians
- Insufficient roadway capacity leading to unusual congestion of traffic
- Inadequate emergency vehicle access
- Poor vehicular/pedestrian access to buildings or sites

- Poor internal vehicular/pedestrian circulation
- Excessive curb cuts/driveways in commercial areas

These conditions can affect the adequacy or performance of the transportation system within the Study Area, creating a street layout that is defective or inadequate.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness:

This factor requires an analysis of the parcels within the Study Area as to their potential and usefulness as developable sites. Conditions indicative of the presence of this factor include:

- Lots that are long, narrow, or irregularly shaped
- Lots that are inadequate in size
- Lots with configurations that result in stagnant, misused, or unused land
- Lots with billboards that have active leases, making redevelopment more difficult

This analysis considers the shape, orientation, and size of undeveloped parcels within the Study Area and if these attributes would negatively impact the potential for development of the parcel. This evaluation is performed both through observation in the field and through an analysis of parcel boundary maps of the Study Area.

Unsanitary or Unsafe Conditions:

Conditions observed within the Study Area that qualify under this blight factor include:

- Floodplains or flood prone areas
- Inadequate storm drainage systems/evidence of standing water
- Poor fire protection facilities
- Above average incidences of public safety responses
- Inadequate sanitation or water systems

- Existence of contaminants or hazardous conditions or materials
- High or unusual crime statistics
- Open trash dumpsters
- Severely cracked, sloped, or uneven surfaces for pedestrians
- Illegal dumping
- Vagrants/vandalism/graffiti/gang activity
- Open ditches, holes, or trenches in pedestrian areas

These represent situations in which the safety of individuals, especially pedestrians and children, may be compromised due to environmental and physical conditions considered to be unsanitary or unsafe.

Deterioration of Site or Other Improvements:

The conditions that apply to this blight factor reflect the deterioration of various improvements made on a site other than building structures. These conditions may represent a lack of general maintenance at a site, the physical degradation of specific improvements, or an improvement that was poorly planned or constructed. Overall, the presence of these conditions can reduce a site's usefulness and desirability and negatively affect nearby properties.

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

Unusual Topography or Inadequate Public Improvements or Utilities:

The focus of this factor is on the presence of unusual topographical conditions that could make development prohibitive, such as steep slopes or poor load-bearing soils, as well as deficiencies in the public infrastructure system within the Study Area that could include:

- Steep slopes / rock outcroppings / poor load-bearing soils
- Deteriorated public infrastructure (street/alley pavement, curb, gutter, sidewalks, street lighting, storm drainage systems)
- Lack of public infrastructure (same as above)
- Presence of overhead utilities or billboards
- Inadequate fire protection facilities/hydrants
- Inadequate sanitation or water systems

Defective or Unusual Conditions of Title Rendering the Title Non-Marketable:

Certain properties can be difficult to market or redevelop if they have overly restrictive or prohibitive clauses in their deeds or titles, or if they involve an unusually complex or highly divided ownership arrangement. Examples include:

- Properties with covenants or other limiting clauses that significantly impair their ability to redevelop
- Properties with disputed or defective title
- Multiplicity of ownership making assemblages of land difficult or impossible

Existence of Conditions that Endanger Life or Property by Fire and Other Causes:

A finding of blight within this factor can result from the presence of the following conditions, which include both the deterioration of physical improvements that can lead to dangerous situations as well as the inability for emergency personnel or equipment to provide services to a site:

- Buildings or sites inaccessible to fire and emergency vehicles
- Blocked/poorly maintained fire and emergency access routes/ frontages
- Insufficient fire and emergency vehicle turning radii
- Buildings or properties not in compliance with fire codes, building codes, or environmental regulations

Buildings that are Unsafe or Unhealthy for Persons to Live or Work In:

Some of the conditions that can contribute to this blight factor include:

- Buildings or properties not in compliance with fire codes, building codes, or environmental regulations
- Buildings with deteriorated elements that create unsafe conditions
- Buildings with inadequate or improperly installed utility components

Environmental Contamination of Buildings or Property:

This factor represents the presence of contamination in the soils, structures, water sources, or other locations within the Study Area.

- Presence of hazardous substances, liquids, or gasses

Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements:

The physical conditions that would contribute to this blight factor include:

- Sites with a high incidence of fire, police, or emergency responses
- Sites adjacent to streets/alleys with a high incidence of traffic accidents
- Sites with a high incidence of code enforcement responses
- An undeveloped parcel in a generally urbanized area
- A parcel with a disproportionately small percentage of its total land area developed
- Vacant structures or vacant units in multi-unit structures

No document content on this page

Section 4: Study Area Location, Definition, and Description

The Westerly Creek Village Study Area is located in northwest Aurora, near the Stapleton neighborhood. It is generally bounded by Westerly Creek on the west, E 26th Avenue on the north, Peoria Street on the east, and Montview Boulevard to the south; however, the Study Area deviates from these boundaries in places. For example, only the far western portion of the Study Area extends south to Montview Boulevard; the remainder of the Study Area is bounded on the south by E 25th Ave. The Study Area largely consists of a large industrial sites, retail sites, multifamily housing, and undeveloped land.

In total, the Study Area covers nearly 200 acres.

Exhibit 1: Study Area Context, shows the location of the Study Area within the context of the City of Aurora and the surrounding Metropolitan Area. **Exhibit 2: Study Area Map** visually depicts the layout and configuration of the Study Area and roads in the surrounding area.

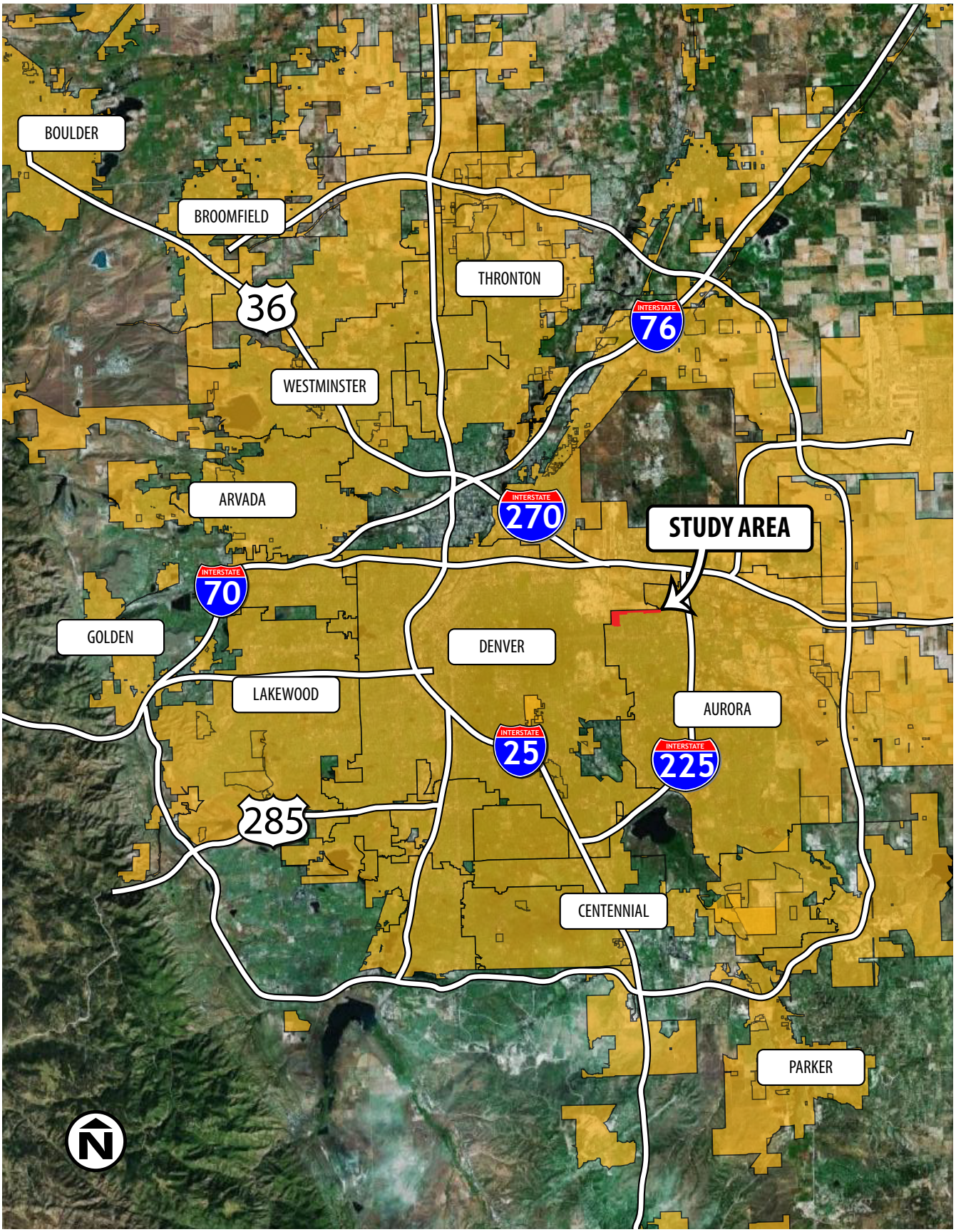


Exhibit 1: Study Area Context

Exhibit 2: Study Area Map

No document content on this page

Section 5: Study Findings

The overall findings of the Westerly Creek Village Conditions Inventory and Environmental Assessment are presented below in a format that mirrors the list of factors and conditions of blight discussed in **Section 3**.

Slum, Deteriorated, or Deteriorating Structures

Some structures in the Westerly Creek Village Study Area were visibly deteriorated from vantage points on public rights-of-way or publicly accessible areas. Many of the deteriorated buildings were retail structures that were vacant.

Common forms of blight found in this category included broken windows and doors, deteriorated exterior finishes, and issues with roofs, gutters, and fascia/soffits.

Because of the number and frequency of blight findings related to deteriorated structures, this blight factor is considered to be present in the Study Area.

This structure was found to have deteriorated finishes and boarded windows and doors

This building had all of its windows boarded up

This retail building had deteriorated fascia

This building exhibits deteriorated finishes and boarded doors.

This entrance had broken glass that needed repair

This building had deteriorated gutters and downspouts

Another structure with boarded windows

Predominance of Defective or Inadequate Street Layout

The street layout in the Study Area was found to be generally adequate. While some of the larger parcels on the western portion of the study area will likely need additional internal circualtion when redeveloped, street geometry and access was not problematic.

Additional connections between 25th and 26th Avenue need to be made to provide adquate north/south circulation in the Study Area, but these improvements will be made with the development of Stapleton Aurora.

No finding of this blight factor was found in the Study Area.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

This factor is assessed by considering issues with lot configuration that have the ablility to impact redevelopment. Specifically, lots are analyzed for the following three characteristics:

- Undeveloped lots that are too small to be redeveloped under current zoning law without assemblage
- Lots that are inaccessible from the public right of way or an easement accessing the public right of way
- Lots with billboards due to extra difficulty developing parcels with active billboard leases

Lots that were found to be too small to be redeveloped (less than ~25' x 125') were already developed, and usually were condominum units in multi-unit retail or commercial structures.

While there were a few potential accessiblity issues found in the Study Area, they were limited. One parcel could only be accessed through the parking lot of a large retail parcel, but it is unlikely to be redeveloped as it sits along Westerly Creek in a flood-prone area.

Another parcel in the northern portion of the study area could not be accessed from 25th Avenue, the nearest public right-of-way. However, the parcel could become accessible from the extension of Dallas Street northward beyond 25th Avenue.

No active billboard leases were found.

No finding of Faulty Lot Layout was made within the Study Area.

Unsanitary or Unsafe Conditions

While there were a few issues with trash and site maintenance in the Study Area, they did not rise to the level required to consider any part of the Area "unsafe".

Likewise, while the Study Area has a record of police calls that are elevated relative to the averages for the the rest of Aurora, crime in the area did not rise to the levels required to be considered "unsafe".

No finding of this blight factor has been found.

Deterioration of Site or Other Improvements

The most common occurrence of blight in this category were sites with overgrown weeds, deteriorated interior sidewalks, fences, lighting, signs, or evidence of general maintenance deficiencies. Deteriorated parking lot surfaces were also found.

Numerous properties in the Study Area had code violations relating to property maintenance, including overgrown weeds and debris.

This parking lot is deteriorated

Dilapidated signs were found in a few locations

Another deteriorated parking surface

One abandoned property had plenty of prairie dogs

Unusual Topography or Inadequate Public Improvements or Utilities

Findings of this blight category were related to the deterioration of public improvements such as sidewalks along the public rights-of-way or utility systems in the area. In certain areas, sidewalks were deteriorated or missing, despite the reasonable expectation of pedestrian foot traffic.

According to a memorandum provided by the Aurora Public Works Department, streets in the Study Area were constructed according to old standards, which provide for narrow, 3' sidewalks. In many areas, curb and gutter were partially or completely missing (see **Exhibit 3**). Large portions of the public rights of way would likely need inftrastructure upgrades to support redevelopment in the area and provide safety for pedestrian traffic.

Data from public works also reveals a few drainage issues in the area that will need to be mitigated. The box culvert where Westerly Creek crosses Montview Blvd only has a 10-yr capacity and needs to be upgraded to prevent possible flooding along properties in the western portion of the Study Area. Also, the storm drains serving the drainage system have limited capacity, causing street flooding. The drainage system itself also has only a 2-year capacity, meaning that minor flooding events occuring biannually can be expected to overwhelm the system.

The vacant land between E 25th Ave and E 26th Avenue along the northern border of the Study Area provides drainage into Westerly Creek via a broad swale running through it for a siginifcant portion of the Stapleton development, according to a drainage report prepared for the area. The development of this land will therefore require the preservation of the swale or the implementation of an alternative means of conveying stormwater.

There was no unusual topography found in the Study Area that would substantially impair investment and redevelopment.

Due to the issues mentioned, this blight factor is considered present in the Study Area.

The sidewalk along this street is inconsistent and incomplete

Another example of a lack of public infrastructure in certain parts of the Study Area

Some streets in the western half of the Study Area had no sidewalks at all.

Curb, Gutter, and Sidewalk will need to be installed with development in the northern portion of the Study Area

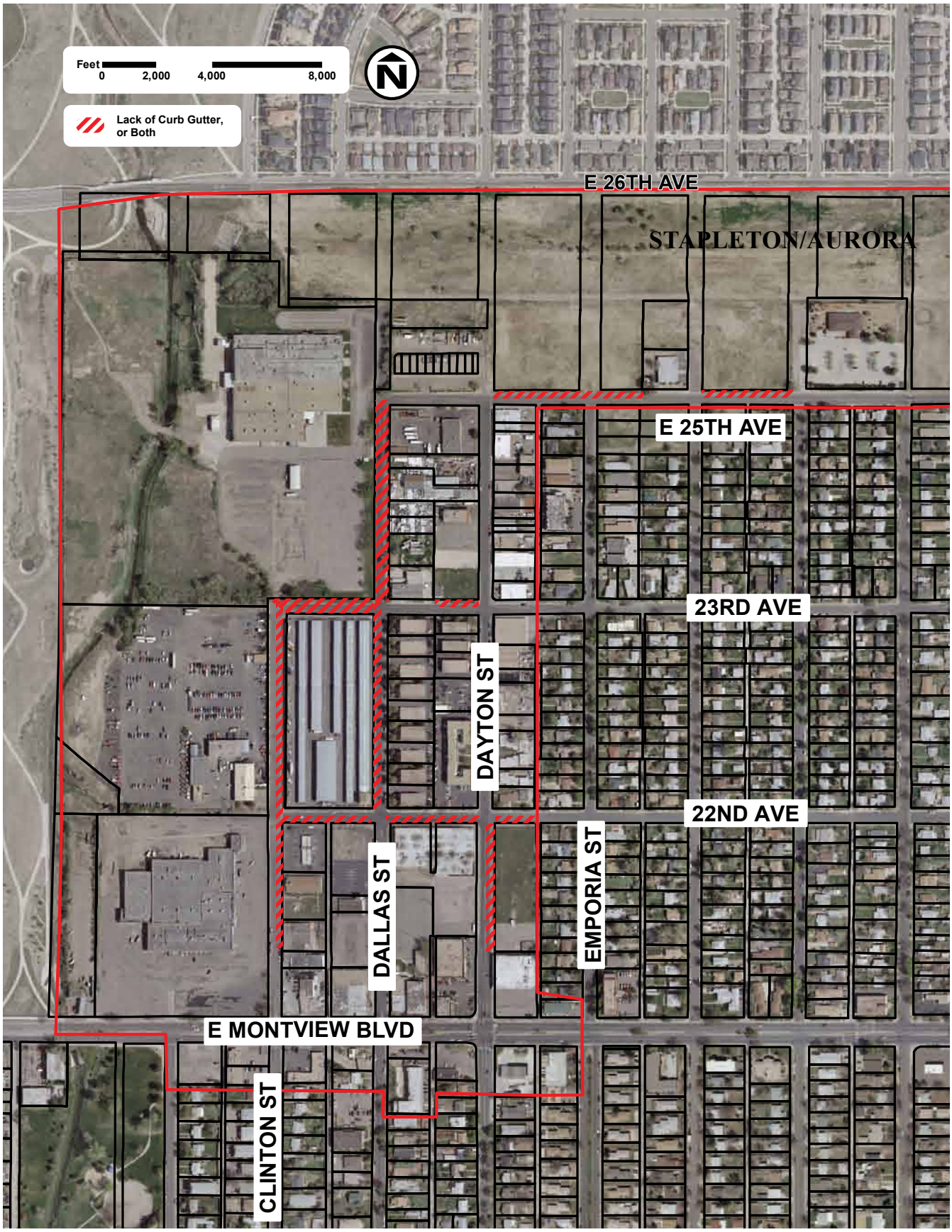


Exhibit 3: Areas Lacking Curb, Gutter, or Both in Developed Portion of Study Area

Defective or Unusual Conditions of Title Rendering the Title Non-marketable

This factor was not researched and no evidence was presented to Matrix Design Group that this condition exists within the Study Area. There may be defective titles within the Study Area, but for the purposes of this Study, there are considered to be none.

Existence of Conditions that Endanger Life or Property by Fire or Other Causes

Although data provided by the Aurora Fire Department indicated that there had been three instances of structure fires in the past 5 years as well as one instance of a building being weakened or collapsed, there was no evidence that these issues hadn't been mitigated or that they continued to present an ongoing danger to life or property.

All code violations in the area involving fire hazards or other fire related issues have been resolved.

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

No buildings in the area were found upon visual inspection to be deteriorated enought to present a danger to occupants. Similar to the previous blight factor, although there were a few potential issues such as past structure fires found in Fire Department logs, there was no evidence that these issues were ongoing.

Environmental Contamination of Buildings or Property

As part of this Study, various environmental records databases were searched for known environmental issues that exist in the Study Area.

Some of the environmental issues in the Study Area involved leaking underground storage tanks. Although many of these leaking tanks have been remediated, not all have been, and some properties remain contaminated as of the time of this Conditions Inventory. Such properties include multiple gas stations and automotive service properties along Montview Boulevard.

Additionally, other types of environmental contamination are present or potentially present, including volatile organic compounds (VOCs) from multiple dry cleaning sites, and the presence of 55-gallon drums at some of the scrap yards in the area. The multitude of automotive service properties in the Study Area in addition to other current or former intensive industrial uses also create a potential for contamination that has not been recorded or mitigated.

For these reasons, a finding of Environmental Contamination has been made in the Study Area.

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

This factor was found in the Study Area in a variety of forms, the most common of which was the underutilization of property. Vacant industrial and retail buildings and undeveloped lots were the greatest contributors to this blight factor. In fact, due to the large size of some of these buildings and their associated lots, especially the vacant Stanley Aviation facility, a significant portion of the Study Area can be considered vacant and underutilized. Approximately 40 vacant parccels exist as undeveloped land between E 25th and E 26th Avenues, but these parcels were not counted as contributing to this factor, as they are planned for development.

A review of municipal service calls from the Police and Fire Departments of Aurora did not reveal a signifcantly elevated incidence of calls relative to the other parts of the City.

Due to the underutilization and building vacancies found in the developed portion of the Study Area, this factor is considered present in the Study Area.

This retail structure is vacant

Another vacant structure

Occasional lots were significantly underdeveloped

Although slated for future development, a significant portion of the land between E 25th and E 26th Avenues is vacant

Section 6: Study Summary and Recommendation

Within the entire Study Area, five of the 11 blight factors were identified as being present. The blight factors identified within the Study Area are:

- Slum / Deteriorated Structures
- Deterioration of Site or Other Improvements
- Unusual Topography or Inadequate Public Improvements or Utilities
- Environmental Contamination of Buildings or Property
- High Levels of Municipal Services or Underutilization or Vacancy of Sites, Buildings, or Other Improvements

Blight Study Results Summary

Table 1 below shows the number of parcels (out of nearly 140) on which evidence was found for each of the five found blight factors. Some of the blight conditions also exist within the public right-of-way, which is shown in the right-hand column. **Table 1** is sorted in descending order by the number of parcels that contained evidence for the particular blight factor listed in the left column. As the table shows, the most common blight factors was "*Deterioration of Site or Other Improvements*" and the least common was *"Environmental Contamination of Buildings or Property"*, although it is important to note that there were many cases of potential contamination that are not included in the tally; only confirmed contamination is shown.

Blight factors that had no instances are omitted from the table.

Table 1: Frequency of Blight by Factor

Number of Parcels by Factor		In ROW
Deterioration Of Site Or Other Improvements	16	
High Levels Of Municipal Services / Underutilization Or Vacancy Of Sites	14	
Slum, Deteriorated Or Deteriorating Structures	13	
Unusual Topography Or Inadequate Public Improvements Or Utilities	5	✔
Environmental Contamination Of Buildings Or Property	4	✔

In **Table 1**, a blight factor was recorded as having been identified in a Parcel if *at least one* instance or example of that blight factor was observed in that parcel. In other words, a parcel identified as having a particular blight factor could have had just one instance or example of that blight type, or possibly multiple instances or examples of that blight type.

As described in **Section 3**, there are multiple conditions that can be observed or identified that constitute evidence of a particular blight factor. For example, a parcel could have both overgrown vegetation as well as deteriorated parking surfaces, with both of those conditions falling under the "*E. Deterioration of Site or Other Improvements*" blight factor.

Blight Study Recommendation

As discussed in **Section 2**, in order for an area to be declared blighted, a certain number of the 11 blight factors must be found within the Study Area. ***Four*** of the 11 factors is the required minimum, unless none of the property owners or tenants object to being included within an urban renewal area; then, the required minimum is only ***one*** of the 11 factors. In the event, however, that eminent domain is to be used to acquire property within the urban renewal area, the required minimum is ***five*** of the 11 factors. Since ***five*** blight factors were identified within the Study Area, a sufficient number of blight factors exist under any of the above scenarios.

It is the recommendation of this blight study report to the Aurora Urban Renewal Authority, the City of Aurora, and the Aurora City Council that the Study Area, in its present condition, contains a sufficient number of blight factors as required by the Colorado urban renewal laws for the Study Area to be declared a "blighted area."

Exhibit H: Blight Confirmation Survey (January 2015)

BLIGHT CONFIRMATION SURVEY – 2501 N. DALLAS ST
WESTERLY CREEK VILLAGE URBAN RENEWAL AREA
Visual Survey Conducted January 16, 2015

BACKGROUND

Per Colorado State Statutes, the creation of an urban renewal area first requires a finding of blight. A blight study that finds four or more "blighting conditions" as defined in section 31-25-103(2) C.R.S. may make an area appropriate for urban renewal, as declared by City Council after a public hearing.

In April 2012, the Westerly Creek Village Conditions Inventory & Environmental Assessment or "Blight Study" was completed by Matrix Design in April 2012. City Council accepted the Blight Study findings and designated the study area as "blighted" at a Public Hearing held on August 27, 2012. Within the study area, Matrix identified the following five of 11 blight factors were identified as being present:

- Slum/Deteriorated Structures
- Deterioration of Site or Other Improvements
- Unusual Topography or Inadequate Public Improvements or Utilities
- Environmental Contamination of Buildings or Property
- High Levels of Municipal Services or Underutilization or Vacancy of Sites, Buildings, or Other Improvements

The entire study area, comprising approximately140 parcels and 200 acres, was subsequently incorporated into the Westerly Creek Village Urban Renewal Area adopted in January 2013.

The Urban Renewal Plan was adopted without the designation of any TIF areas. The Plan specifies that the creation of any new TIF area constitutes a substantive modification to the Plan (within the meaning of the State Statute (Section 31-25-107(7)), and therefore requires confirmation that blight still exists within the targeted area with approval at a public hearing.

UPDATED BLIGHT CONFIRMATION

Two, new TIF areas are currently being proposed at 2501 N. Dallas Street (Sub-Area A). Staff is also considering the possibility of a third TIF being established between 25th and 26th Avenues (Sub-Area B) and that area is included in this confirmation study. The following map shows the existing WCV Urban Renewal Area boundary, the Blight Confirmation Study Area, and the proposed TIF Area at 2501 N. Dallas Street.

On January 16, staff conducted a visual survey of the subject properties, which reconfirmed that the four of the five blight factors identified in the original Blight Study are still present within the study area. The fifth factor (*(j) Environmental Contamination of Buildings or Property)* is also confirmed by existing environmental records. These findings are sufficient to confirm the presence of blight on the subject property.

Summary of Blight Reconfirmation

Blight Factor	Sub-Area A	Sub-Area B	Study Area
(a) Slum, deteriorated, or deteriorating structures	X		X
(b) Predominance of defective or inadequate street layout	Not Surveyed	Not Surveyed	Not Surveyed
(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness	Not Surveyed	Not Surveyed	Not Surveyed
(d) Unsanitary or unsafe conditions	Not Surveyed	Not Surveyed	Not Surveyed
(e) Deterioration of site or other improvements	X	X	X
(f) Unusual topography or inadequate public improvements or utilities	X	X	X
(g) Defective or unusual conditions of title rendering the title non-marketable	Not Surveyed	Not Surveyed	Not Surveyed
(h) The existence of conditions that endanger life or property by fire or other causes	Not Surveyed	Not Surveyed	Not Surveyed
(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	Not Surveyed	Not Surveyed	Not Surveyed
(j) Environmental contamination of buildings or property	X	Not Surveyed	X
(k) The existence of health, safety or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.	X	X	X

(a) Slum/Deteriorated Structures

There is clear evidence of deteriorated structures within Sub-Area A. Blight found in this category include broken windows and signs, deteriorated exterior finishes (fascia, soffits, signage and gutters), and leaking roofs. The primary building is in a general state of disrepair as are several ancillary structures and storage buildings. This blight factor is therefore present within the Study Area.

(e) Deterioration of Site or Other Improvements

Evidence of site deterioration within Sub-Area A and Sub-Area B include cracked or missing asphalt and pavement, overgrown vegetation, deteriorated fencing and signs, debris and prairie dog infestation on neglected undeveloped land. These conditions negatively impact a site's usefulness and desirability and negatively impact nearby properties. This blight factor is therefore present within the Study Area.

(f) Unusual Topography or Inadequate Public Improvements or Utilities

Evidence of inadequate public improvements exist within the Study Area and include deterioration or lack of public improvements such as sidewalks along public rights-of-way and utility systems in the area. Streets adjacent to Sub-Area A and portions of Sub-Area B were constructed to old standard which only provide narrow, 3-foot wide sidewalks, if any are present. Development along publics rights-of-way will require infrastructure upgrades to support redevelopment and provide safe pedestrian traffic. Sub-Area B also provides drainage into Westerly Creek via a broad swale running through it for a significant portion of the Stapleton development. To support development of this land, an alternative means of conveying storm water will have to be

implemented if the existing swale can't be preserved. Due to these issues, this blight factor is therefore present within the Study Area.

(j) Environmental Contamination of Buildings or Property

Existing environmental records show extensive environmental contamination within Sub-Area A, including asbestos within the main Stanley Aviation building, asbestos coated asphalt in the parking area, transite associated with the prior municipal landfill, and trichloroethylene (TCE) and tetrachloroethylene (PCE) contamination associated with the Stanley Aviation operations. This blight factor is therefore present within the Study Area.

(k.5) High Levels of Municipal Services or Underutilization or Vacancy of Sites, Buildings, or Other Improvements

This factor is demonstrated by the long vacant Stanley Aviation property, requiring significant investment for reuse, and undeveloped land in Sub-Area B. This blight factor is therefore present within the Study Area.

Selected Blight Photos

Blight Factor (a): Slum/Deteriorated Structures: Building disrepair	**Blight Factor (a): Slum/Deteriorated Structures**
Blight Factor (a): Slum/Deteriorated Structures: Evidence of leaking roof	**Blight Factor (a): Slum/Deteriorated Structures: Fascia deterioration**

Blight Factor (a): Slum/Deteriorated Structures: Broken windows	**Blight Factor (e): Deterioration of Site or Other Improvements: Missing/deteriorated parking area**
Blight Factor (e): Deterioration of Site or Other Improvements: Fence disrepair	**Blight Factor (e): Deterioration of Site or Other Improvements: Cracked concrete**
Blight Factor (f): Inadequate Public Improvements: Lack of sidewalk	**Blight Factor (f): Inadequate Public Improvements: Lack of sidewalk**

Map – Blight Confirmation Study Area