

Fort Lupton Core Urban Renewal Plan

Presented to the Fort Lupton Planning Commission

April 7, 2015

What is an Urban Renewal Plan?

- Establishes a specific geographic area that is determined to have blight conditions. This area becomes known as the urban renewal area.
- Colorado Urban Renewal Law identifies 11 factors of blight. In most cases, at least 4 factors must be found within an urban renewal area in order to qualify as blighted.
- Once blight is determined to exist within an urban renewal area, an urban renewal plan sets forth a plan for improving these blight conditions through the use of urban renewal projects.
- To undertake urban renewal projects with the use of tax increment financing, the projects must be authorized in an urban renewal plan.

Blight Factors

- Slum, deteriorated, or deteriorating structures
- Predominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Unusual topography or inadequate public improvements or utilities
- Defective or unusual conditions of title rendering the title nonmarketable
- The existence of conditions that endanger life or property by fire or other causes
- 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
- Environmental contamination of buildings or property
- 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



How is an Urban Renewal Plan Created?

- A conditions survey must be conducted in order to determine if the proposed area is blighted (as defined by Colorado Urban Renewal Law).
- If it is determined there is blight within the survey area, an urban renewal plan is then created.
- Planning commission must determine if the urban renewal plan complies with the comprehensive plan and provide a recommendation to city council.
- City council then approves or disapproves the plan.

What Can Urban Renewal Plans Do?

- Urban renewal plans can undertake activities such as:
 - Construction or improvement of streets, utilities and other public uses.
 - Rehabilitation or conservation of existing buildings.
 - Acquisition and improvement of property.
 - Note that the Fort Lupton Core Urban Renewal Plan does not allow for the use of eminent domain to acquire any property.
 - Resale or lease of property.

How are Urban Renewal Projects Funded?

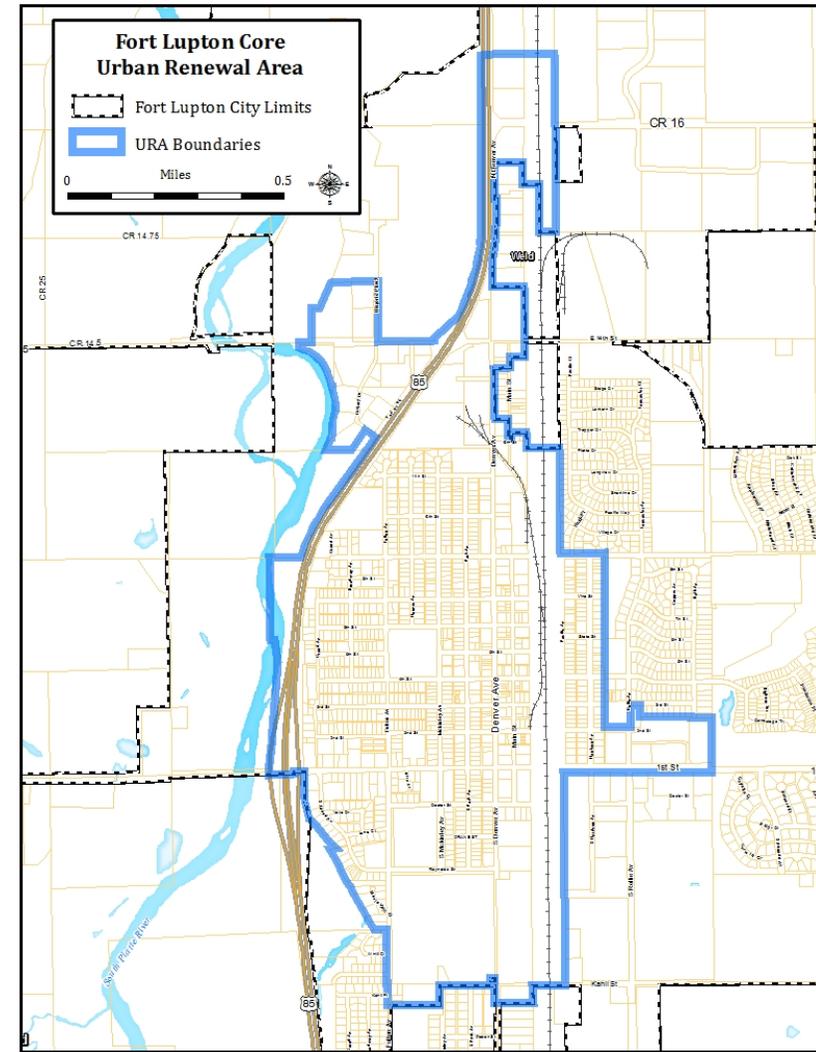
- Urban renewal projects are funded through the use of tax increment financing.
- Tax increment financing revenues are created from the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established.
- The assessed value of an urban renewal area at the time a plan is adopted is called the “base.”
- The growth above the base is called the “increment.”

Fort Lupton Core Urban Renewal Area

Comprised of the oldest developed core
area of the City.

Includes properties with residential,
commercial and industrial uses.

Total of 641 Acres.



Relationship to Comprehensive Plan

- The Fort Lupton Core Urban Renewal Plan will assist in achieving the following Guiding Principles from the Fort Lupton Comprehensive Plan:
 - Preserve small town culture by sustaining pride in the appearance of homes and businesses in the Area and promoting healthy, safe neighborhoods.
 - Make Fort Lupton a comfortable place for everyone by ensuring that parks, trails, public facilities and neighborhoods are ADA-accessible.
 - Grow from the core based on established growth tiers based on the ability to provide public services and infrastructure.

Relationship to Comprehensive Plan

- Focus on downtown by attracting economic development, implementing the Fort Lupton Business Corridor Plan and supporting land uses that will help to expand/strengthen the downtown area.
- Create an interconnected, robust and attractive transportation network by constructing multi-use streets and implementing a trails system that connects the entire City to the region.

Thank you! Questions?

References

City of Troutdale, Oregon. An Overview of Urban Renewal. <http://www.ci.troutdale.or.us/uragency/documents/faqs.pdf>

Colorado Urban Renewal Law, Colo. Rev. Stat. § 31-25-101 et seq.

Denver Urban Renewal Authority. Citizens Guide to Urban Renewal. <http://www.renewdenver.org/about-dura/citizens-guide-to-urban-renewal/>

