

RESOLUTION NO. 15-066, Series of 2015

TITLE: A RESOLUTION APPROVING A NONSUBSTANTIAL MODIFICATION TO THE CURRENT PARKER CENTRAL AREA REINVESTMENT PLAN BY THE ADDITION OF AN ADDENDUM ADDRESSING HOUSE BILL 15-1348

WHEREAS, by the adoption of Resolution No. 09-048, Series of 2009, the Town Council of the Town of Parker (the "Town Council") adopted the Parker Central Area Reinvestment Plan (the "Central Area Plan");

WHEREAS, on May 29, 2015, Governor Hickenlooper signed into law House Bill 15-1348, which amended certain provisions of Colorado's Urban Renewal Law;

WHEREAS, Section 4 of House Bill 15-1348 applies to, in part, "urban renewal plan amendments or modifications adopted on or after January 1, 2016, that include any of the following: Any addition of an urban renewal project; an alteration in the boundaries of an urban renewal area; any change in the mill levy or the sales tax component of any such plan, except where such changes or modifications are made in connection with refinancing any outstanding bonded indebtedness; or an extension of an urban renewal plan or the duration of a specific urban renewal project regardless of whether such extension or related changes in duration of a specific urban renewal project require actual alteration of the terms of the urban renewal plan;"

WHEREAS, the above-referenced language is vague and may lead to confusion regarding whether House Bill 15-1348 applies to certain amendments to or modifications of an urban renewal plan, particularly with respect to additions to urban renewal projects, extensions of urban renewal plans, or extensions in duration of urban renewal projects;

WHEREAS, by adoption of this Resolution, the Town Council desires to clarify its intentions regarding the meaning of the term "project" as used in the Central Area Plan, to reduce potential confusion regarding the application of Section 4 of House Bill 15-1348;

WHEREAS, in clarifying the meaning of the term "project" as used in the Central Area Plan, the Town Council intends to facilitate determinations of whether House Bill 15-1348 applies to the undertakings and activities of the Parker Authority for Reinvestment with regards to the Central Area Plan; and


WHEREAS, the Town Council therefore finds and determines, pursuant to C.R.S. § 31-25-107(7), that the modifications set forth herein are not substantial in nature, because they do not substantially change the urban renewal plan in land area, land use, design, building requirements, timing, or procedure. Rather, the modifications set forth herein are clarifications, not alterations, of the existing provisions and intent of the Central Area Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Parker Central Area Reinvestment Plan is hereby modified by the addition of the Addendum attached hereto as **Exhibit A.**

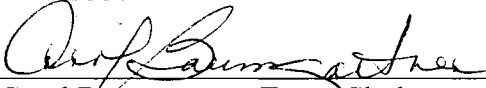
RESOLVED AND PASSED this 19th day of October, 2015.

TOWN OF PARKER, COLORADO



Mike Waid, Mayor

ATTEST:



Carol Baumgartner, Town Clerk

EXHIBIT A

ADDENDUM TO PARKER CENTRAL AREA REINVESTMENT PLAN

This Addendum is intended to address the language in House Bill 15-1348, which statutory provisions are effective January 1, 2016.

Impact of House Bill 15-1348

The Parker Central Area Reinvestment Plan (the “Plan”) as approved by the Town Council provides within the “Definitions” section [Section 2.0] of the Plan that the term the *Act* means “the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.” This Addendum confirms that House Bill 15-1348 did not change the definition of *Urban Renewal Project* in the Urban Renewal Act. Accordingly, this Addendum further confirms that so long as the “undertakings and activities” of the Parker Authority for Reinvestment are consistent with the approved Plan, such “undertakings and activities” will not trigger the provisions of House Bill 15-1348.

Any land that is developed or redeveloped in accordance with the provisions of the Plan shall not be deemed the “addition of an urban renewal project” within the meaning of Section 4 of House Bill 15-1348, because such undertakings and activities have been previously authorized by this Plan.

Examples of such undertakings and activities include, but are not limited to:

- A. Public improvements which are intended to address conditions of blight within the Plan area such as:
1. Road improvements with a focus on alternative routes, such as, but not limited to, Pikes Peak Avenue extensions east and west of Parker Road and to Stonehenge, Brownstone Drive extension, Parkglenn Drive extension, Pavilions Drive bridge extension and roadway to the north and the addition of a traffic signal at Longs Way;
 2. Reconstruction of the Parker Road and Mainstreet intersection;
 3. Reconstruction of the Mainstreet and Pine Drive intersection;
 4. Multimodal roadway improvements, such as, but not limited to, widened sidewalks, pedestrian crossing signals, bike lanes, multiuse trails, pedestrian and bicycle connectivity and transit improvements;
 5. Placemaking improvements, such as, but not limited to, gateway elements, public art, signage, wayfinding signage and improved urban design elements;
 6. Shared, structured and public parking (throughout Area);
 7. Plantings, streetscapes, median improvements and landscaping;
 8. Utility improvements (including, but not limited to, relocation, undergrounding overhead lines, upgrades, and replacement of inadequate infrastructure);

9. Parks, trails and open space construction and redesign;
 10. Environmental cleanup and remediation; and
 11. Those project recommendations established in the Mainstreet Master Plan, Transportation Master Plan and other plans adopted as part of the Parker 2035 Master Plan, as amended
- B. Development or redevelopment undertakings and activities, including, but not limited to:
1. Assembly of property essential to redevelopment projects;
 2. Financing of redevelopment projects and critical infrastructure;
 3. Agreements with private and public partners to undertake redevelopment projects;
 4. Implementation of grant, loan and other programs to reduce and eliminate blight;
 5. Costs associated with higher intensity uses, such as, but not limited to, elevators, structured parking, structural improvements and building code compliance;
 6. Building façade improvements;
 7. Building interior improvements that address blight conditions, such as, but not limited to, structural repairs and adaptive reuse of historic structures;
 8. Within the West Mainstreet catalyst area, undertakings and activities, including, but not limited to, the following: Undertakings and activities that support uses that are transit-supportive within a variety of mixed-use environments which integrate office, residential, retail and public spaces. Retail offerings that are currently not available in Parker will be encouraged. Such undertakings and activities will strive to create pedestrian-friendly and walkable areas with enhanced streetscapes, first floor active uses that front on Mainstreet on the north side of the street and an active plaza space surrounded by commercial and mixed use south of Stage Run by the movie theater;
 9. Within the Mainstreet & Parker Road catalyst area, undertakings and activities, including, but not limited to, the following: Undertakings and activities that support uses that create a greater density, and oriented towards the center of this critical community gateway. Buildings will be brought to the street edge and pedestrian connections improved with the goal of connecting uses east and west of Parker Road. Signage and building form will serve to connect uses in the area to historic downtown and public spaces beyond;
 10. Within the Historic Mainstreet & Historic Parker South (now a combined area) catalyst area[s], undertakings and activities, including, but not limited to, the

following: Undertakings and activities that support uses that demonstrate sensitivity to the community's history;

11. Within the Mainstreet & Pine Drive catalyst area, undertakings and activities, including, but not limited to, the following: Undertakings and activities that support uses that are vertically and horizontally integrated with office and residential over and adjacent to retail. The focus of these undertakings and activities should be on neighborhood-serving retail and mixed use;
12. Within the Hilltop catalyst area, undertakings and activities, including, but not limited to, the following: Undertakings and activities that support uses will include a mix of small- to moderate-sized office and retail uses, flanked by supporting residential; and
13. Within the Hilltop South catalyst area, undertakings and activities, including, but not limited to, the following: Undertakings and activities that support uses that are primarily residential in character and will be interconnected to support commercial and office development in the Hilltop catalyst investment area.