

# **Alameda Center Urban Renewal Plan**

*Aurora, Colorado*

*November 23, 2015*

*Prepared for:*

Aurora Urban Renewal Authority  
Aurora, Colorado City Council

# Alameda Center Urban Renewal Plan

*Aurora, Colorado*

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# Alameda Center 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 Alameda Center 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 Study** - means the Alameda Center Blight Study, dated September 2015, attached hereto as Exhibit C 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** - means with respect to any taxes allocated to the Authority by the designation of the Tax Increment Area under the Plan, the date upon which the City approves the initial site plan for the redevelopment of property located within the Tax Increment Area, which shall not occur later than three years from the date of the creation of the Tax Increment Area (November 23, 2015). Should an initial site plan for the proposed urban renewal activity not be approved within three years, taxes shall be allocated by the Authority pursuant to this Plan, effective on November 22, 2018.

**FasTracks Station** - means the Aurora Metro Center light rail station that is primarily funded through bond proceeds issued through the Regional Transportation District (RTD).

**Impact Report** - means all County impact reports (if any) required in association with the creation of tax increment financing districts within the Area(s).

**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 Alameda Center 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.

**Special District** – means a district created to make improvements, typically to public space and infrastructure, in a given area.

**Station Area Plan** - means the City Center Station Area Plan when such plan is approved by the Aurora City Council.

**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 the entire Urban Renewal Area the Area as defined in the Legal Description (Exhibit A) and the map (Exhibit B) and designated pursuant to the procedures set forth in Section 6.6 of this Plan.

**TIF** - means, collectively, the City Tax Increment and the Property Tax Increment.

**Urban Renewal Area (URA)** - means the Alameda Center Urban Renewal Area depicted in Figure 1 and legally described in Exhibit A.

**Urban Renewal Plan** - means this Alameda Center 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.

## **Section 2.0 Introduction**

### **2.1 Preface**

This Alameda Center 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 Alameda Center Blight Study, dated September 2015, which is attached as Exhibit C (the “Blight Study”), demonstrates that the Alameda Center Blight Study Area (“Study Area”), is a blighted area under the Act.

### **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 Alameda Center Urban Renewal Area (the “Urban Renewal Area” or the “Area”) is located in west-central Aurora, Arapahoe County. The Area generally includes approximately 6.8 acres at the northeast corner of South Sable Street and East Alameda Avenue, as delineated in Figure 1 and described in the legal description presented in Exhibit A. As per the Act, the legal description 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.

All of the Alameda Center Urban Renewal Area was originally included in the plan for the Aurora City Center II Urban Renewal Area, adopted May 2009 (“Aurora City Center II Urban Renewal Plan”). The Aurora City Center II Urban Renewal Area was designated pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part I of Article 25 of Title 31, C.R.S. 1973 (1978 supp.). The Area that was the subject of the 2009 Plan encompassed approximately 137 acres.

Nearly all of the blight factors initially identified in the Aurora City Center II Urban Renewal Blight Study (2008) continue to exist in the Alameda Center Study Area. The table

presented below summarizes conditions identified and reported in the 2009 Aurora City Center II Urban Renewal Plan, as well as those found and reported in the 2015 Alameda Center Blight Study (Exhibit C).

<b>Blight Factor</b>	<b>2008</b>	<b>2015</b>
(a) Slum, deteriorated, or deteriorating structures	X	X
(b) Predominance of defective or inadequate street layout	X	X
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X	X
(d) Unsanitary or unsafe conditions	X	X
(e) Deterioration of site or other improvements	X	X
(f) Unusual topography or inadequate public improvements or utilities	X	
(g) Defective or unusual conditions of title rendering the title nonmarketable		Not Surveyed
(h) The existence of conditions that endanger life or property by fire or other causes		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
(j) Environmental contamination of buildings or property	X	Not Surveyed
(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

Implementation of this Urban Renewal Plan will facilitate the transformation of the Alameda Center shopping center into a mixed-use redevelopment that supports the City's vision for the creation of a high-density, transit-oriented development within walking distance of the Aurora Metro Center Station. Establishment of the Area as an urban renewal area will allow for the use of public resources and revenues to effectively target the removal of blight and installation of infrastructure in order to advance the City's vision.

Figure 1. Alameda Center 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 Alameda Center 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 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.

To accomplish this purpose, the Plan promotes local objectives expressed in the *City of Aurora Comprehensive Plan 2009* with respect to appropriate land uses, private investment and public improvements. Transformation of City Center into a high-density, pedestrian-oriented downtown for Aurora, with a mix of uses including residential, government, retail, office and multimodal transit resources has been a consistent goal of the City's planning initiatives since the 1980s. However, whereas these planning initiatives generally addressed the need to have uses that supported multiple modes of transportation, they did not anticipate the order of magnitude of development that would be needed to effectively leverage the public sector investment in the City's Regional Transportation District (RTD) bus transfer station and future FasTracks light rail station. Establishment of the Alameda Center Urban Renewal Area will allow for the use of public resources and revenues to effectively target the removal of blight and installation of infrastructure at a capacity significant enough to advance the City's vision.

The rehabilitation and redevelopment of properties within the Area will be accomplished through the improvement of existing, and construction of new, structures and infrastructure, attraction of new investment and reinvestment, and prevention of

deterioration of properties in the Area. The effort will involve the Authority and City Council with participation and cooperation by the private sector. All undertakings that intend to use urban renewal resources will be required to show their ability to “reduce, eliminate and prevent the recurrence of blight.”

While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the City will regulate land use and building requirements. At a minimum, all undertakings of the Authority within the Area shall comply with all applicable municipal requirements.

## **Section 4.0 Blight Conditions**

### **4.1 Blight Findings (September 2015)**

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 four 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.

A Blight Study for Alameda Center (the “Study Area”) was completed in September 2015. The Blight Study is included as Exhibit C of this Plan.

Of the 11 qualifying factors identified in the Act, the 2015 Blight Study identified the existing presence of the following six blight factors in the Study Area:

- (a) Slum, Deteriorated and 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
- (k.5) 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

## **Section 5.0 Plan’s Relationship to Local Objectives and Appropriate Land Uses**

Implementation of this Urban Renewal Plan supports the objectives and requirements of the *City of Aurora Comprehensive Plan 2009* with respect to redevelopment of the Urban Renewal Area. As development occurs in the Area, it shall conform to the *Comprehensive Plan* and any subsequent updates; the City Center Station Area Plan as adopted by Council; the City Building and Zoning Code and any rules, regulations, and policies; any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans; and any applicable City design standards, all as in effect and as may be amended from time to time.

Existing conditions present within the Area will be remedied by the proposed Plan, but will need to first be identified as a priority public investment item by the Authority in

consultation with the City and Area property owners. Improvements will be phased as the market allows and may be funded in part by tax increment revenues.

## **5.1 Relationship to the Comprehensive Plan**

The purpose of this Plan is to eliminate blight in the Urban Renewal Area and to implement the *Comprehensive Plan*, which identifies the creation of a “downtown for Aurora” in City Center. The Authority, with the cooperation of the City, private enterprise and other public bodies, will undertake activities described in this Urban Renewal Plan to eliminate the conditions of blight identified herein while implementing the goals and objectives of the *City of Aurora Comprehensive Plan 2009*. Specifically, the *Comprehensive Plan* identifies City Center as a “strategic area” which is critical to the City’s economy and identity (Chapter V.E I-225/City Center). The vision set forth for the City Center Strategic Area states that when the City’s goals are achieved:

- Urban centers at ... City Center ... have intensively developed with complementary land uses and are linked by FasTracks light rail transit, allowing ready access to each other.
- City Center is the intensively developed downtown for Aurora.

The *Comprehensive Plan* further states:

Mid-way into the I-225 corridor lies the Aurora City Center, historically planned as the City’s downtown. This regional center is undergoing major changes. At 772 acres, City Center has its own zoning district that promotes master planned development. The City’s long-standing vision of City Center as its new downtown continues to evolve.

### **5.1.1 The Vision for City Center**

As explained in the *Comprehensive Plan* (Chapter V.E I-225/City Center), the 1994 City Center Working Group stated that City Center will realize its role as the primary employment and activity center in Aurora in three ways:

- First, by servicing the whole city with a pedestrian-interconnected mixture of high-quality government, open space, cultural, residential, transportation and retailing resources available nowhere else.
- Second, by creating a strong landmark civic center from existing government buildings and services: Library, Municipal Justice Center, and Police Station augmented by a new City Hall, Cultural Center and landscape improvements.
- Third, by creating an attractive regional retailing center with a strong common image.

### **5.1.2 Zoning Districts**

Zoning, use and design standards for the Alameda Center Urban Renewal Area are currently regulated by the City Center Zoning District, Fringe. To encourage redevelopment in the Area, the City will adopt a Station Area Plan, a prerequisite for Transit-Oriented Development (TOD) zoning.

### **5.1.3 Plans and Programs**

City Center: Planning for City Center has been extensive and long-term, dating to the late 1970s. An urban renewal plan was adopted in 1982 along with an urban design plan, later amended in 1994. Design workshops in 2000 re-examined the circulation framework and confirmed the overarc-hing need to make City Center transit accessible and pedestrian-friendly. In 2000, City Council adopted a “sketchpak” urban design plan for establishing a consistent visual theme for the Alameda corridor. It covers items such as signage, lighting, and median treatment.

Light Rail: RTD’s bus transfer facility in City Center was identified and purchased by RTD in 2002 and has been integrated with the Aurora Centrepoint master plan development. The bus facility opened in 2009 and the adjacent light rail station will open in 2016. Concurrent with this Plan, City staff have prepared the City Center Station Area Plan which shall be presented to City Council within the same time frame as this URP.



#### 5.1.4 Issues and Needs

As identified in the *Comprehensive Plan* (Chapter V.E I-225/City Center and Chapter IV.K Center and Corridors):

- Continued strong city leadership is needed to bring the vision for City Center to completion. Even with permissive zoning, the private development and financial markets still tend to favor traditional forms of suburban development.
- The various activity nodes in City Center are not necessarily well connected by direct, attractive pedestrian routes. There is a need to enhance pedestrian access and increase connectivity in City Center to increase viability of the area as an activity center.
- Planning for TODs that are both responsive to market potentials and to the city's vision is essential to ensure that transit-supportive development happens around transit stations.
- Many firms are finding it desirable to locate close to uses such as restaurants, shops and housing so that employees are provided choices and amenities. TODs provide options for businesses to cluster in mixed-use settings with transportation choices and a variety of amenities.
- A large proportion of higher density housing is needed in centers to help create a market base for retail and service uses, and to help generate desirable levels of street life.
- TODs provide the opportunity to create centers that evolve as enduring, quality compact centers where architecture and art add a sense of community and identity.
- Permissive zoning alone will not bring about an urban center. A set of planning actions is required, including master planning, financial incentives, mass transit, and public-private partnerships, possibly including structured parking.
- Centers are developed incrementally, over time and therefore require patience and a long-term view. Given the abundance of commercial zoning in Aurora, the city should avoid inappropriate "short-term" development proposals in a potential center.

### 5.1.5 Strategies

The *Comprehensive Plan* articulates the following strategies which apply to City Center:

- Produce a corridor plan for the I-225/Abilene corridor which will address numerous issues, including:
  - Appropriate land uses
  - Redevelopment opportunities
  - Improved access and street connections
  - Appropriate urban design including landscaping and aesthetic improvements to bridges, walks, ramps, medians, pedestrian routes, and roadway edges
  - Consistent application of aesthetic themes along the length of the corridor
- Continue to work for transportation improvements, some of which include:
  - Improvements to existing interchanges and intersections
  - Bicycle and pedestrian routes and amenities
  - Additional travel alternatives, including improved local bus service
- Continue to seek implementation of TOD station area plans in the corridor.
- Encourage additional retail and medical-related office development in the corridor.
- Review and revise City Center zoning to remove unintended barriers to urban-style development, including excessive open space and building setback requirements, and to require sufficient density and an appropriate mix of uses.
- Continue to implement the recommendations of the Communication Arts “Sketchpak” plan for median and other streetscape improvements in City Center.
- Plan for well-designed and attractive direct pedestrian connections between the major land uses of City Center.”

The *City of Aurora Comprehensive Plan 2009* also anticipates the use of tax increment revenues for infrastructure and other costs associated with various urban renewal undertakings and the potential issuance of tax increment revenue-supported bonds (Chapter IV.L Redeveloping for Renewal).

## 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, residential 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 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.

### **6.4 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.

### **6.5 Urban Renewal Plan Review Process**

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for key undertakings to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

- (a) The Authority may propose modifications, and the City Council may make such modifications as may be necessary provided they are consistent with the *City of Aurora Comprehensive Plan 2009* and any subsequent updates, as well as the Act.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff operating in support of the Authority and advancement of this Plan.

It is the intent of this Plan to remain consistent with the *Comprehensive Plan*, the Station Area Plan, and any adopted General Development Plan. Amendments or modifications to these plans shall not constitute an amendment to this Urban Renewal Plan.

## **6.6 Financing of Undertakings and Activities and Creation of a Tax Increment Area**

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.

While Projects within the Alameda Center Urban Renewal Area are expected to be primarily privately financed, 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 a Tax Increment Area shall be created within the Urban Renewal Area as development occurs. Subject to the designation of the Tax Increment Area, 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 Tax Increment Area approved by City Council shall continue in existence for a period of not to exceed twenty-five years commencing on the Effective Date of Allocation.

#### **6.6.1 Eligible Activities for TIF Consideration**

Redevelopment activities located within the Area will be required to conform to this Plan, the *City of Aurora Comprehensive Plan 2009*, as well as the Station Area Plan, in order to be considered for Tax Increment Financing, although the Authority may include certain properties within the 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 one or more Cooperative Agreement, 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.

## **6.6.2 Tax Increment Financing 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, is authorizing the creation of one Tax Increment Financing (TIF) Area covering the entire Urban Renewal Area. The TIF Area legal description and a map are contained in Exhibit A and Exhibit B, respectively. The TIF Area is planned to contain new retail; a multi-story apartment building; structured parking; and all roads, public improvements, and landscape to support the City's vision as outlined in the Station Area Plan and the *City of Aurora Comprehensive Plan 2009*. The establishment of the TIF Area will provide needed funding to ensure high-quality transit-oriented development and public spaces, offsetting inordinate expenses associated with drainage, public improvements, and structured parking.

The TIF Area will be created with this Plan; however, allocation for the TIF Area shall commence within three years, on the Effective Date of Allocation. The Effective Date of Allocation means, with respect to any taxes allocated to the Authority by the designation of the Tax Increment Area under the Plan, the date upon which the City approves the initial site plan for the redevelopment of property located within the Tax Increment Area, which shall not occur later than three years from the date of the creation of the Tax Increment Area (November 23, 2015). Should an initial site plan for the proposed urban renewal activity not be approved within three years, taxes shall be allocated by the Authority pursuant to this Plan, effective on November 22, 2018. The TIF Area shall then continue for a period not-to-exceed 25 years. One hundred percent of all incremental tax revenue generated from activities in the TIF Area will be shared between the Authority and any private or public parties as defined in a PFRA or intergovernmental agreement.

## **6.7 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.

## **6.8 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.

## **6.9 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.

## **6.10 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. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

### **6.11 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.

### **6.12 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.

### **6.13 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 and TIF Area Legal Description**

## EXHIBIT A

A parcel of land situated in the SE 1/4 of Section 7 and in the NE 1/4 of Section 18, Township 4 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, being part of Aurora-Alameda Center Subdivisions Filings No. 1 and No. 2, more particularly described as follows:

Commencing at the S 1/4 corner of said Section 7 (from whence the SE corner of said section bears N89°48'17"E, a distance of 2632.15 feet);

Thence N0°30'06"W, coincident with the west line of the SE 1/4 of said Section 7, a distance of 602.11 feet;

Thence N89°29'54"E, perpendicular to the previously described course, a distance of 45.00 feet;

Thence N89°48'17"E, a distance of 45.20 feet to a point on the northerly line of said Aurora-Alameda Center Subdivision Filing No. 1 and the **Point of Beginning**;

Thence coincident with the northerly and easterly lines of said subdivision the following seven (7) courses:

1. Thence continuing N89°48'17"E, a distance of 425.94 feet;
2. Thence S27°44'42"E, a distance of 179.83 feet to a point of tangent curvature to the right;
3. Thence along said tangent curve (whose chord bears S20°30'56"E, a distance of 56.16 feet) having a radius of 223.14 feet and a central angle of 14°27'32", an arc distance of 56.31 feet to a point of tangency;
4. Thence S13°17'10"E, a distance of 105.28 feet to a point of tangent curvature to the right;
5. Thence along said tangent curve (whose chord bears S9°41'23"E, a distance of 116.84 feet) having a radius of 931.31 and a central angle of 7°11'34", an arc distance of 116.91 feet to a point of tangency;
6. Thence S6°05'36"E, a distance of 38.47 feet to a point of tangent curvature to the left;
7. Thence along said tangent curve (whose chord bears S18°37'34"E, a distance of 88.48 feet) having a radius of 203.86 feet and a central angle of 25°03'52", an arc distance of 89.19 feet to the most northerly corner of that parcel of land described at Reception No. A6136174 in the office of the Arapahoe County Clerk and Recorder, and also a point of reverse curvature;

Thence coincident with the westerly lines of said parcel the following three (3) courses:

1. Thence along said reverse curve (whose chord bears S10°40'32"E, a distance of 51.09 feet) having a radius of 73.00 feet and a central angle of 40°58'12", an arc distance of 52.20 feet to a point on the south line of the SE 1/4 of said Section 7 and also a point of compound curvature;
2. Thence along said compound curve (whose chord bears S16°55'37"W, a distance of 18.10 feet) having a radius of 73.00 feet and a central angle of 14°14'21", an arc distance of 18.14 feet to a point of tangency;

3. Thence  $S24^{\circ}02'46''W$ , a distance of 22.46 feet to a point on the northerly right-of-way of E. Alameda Ave. and also a point of non-tangent curvature to the left;

Thence coincident with said northerly right-of-way the following two (2) courses:

1. Thence along said non-tangent curve (whose chord bears  $N68^{\circ}15'56''W$ , a distance of 101.15 feet) having a radius of 1005.00 feet and a central angle of  $5^{\circ}46'08''$ , an arc distance of 101.19 feet to a point on the south line of the SE 1/4 of said Section 7 and also a point of compound curvature;
2. Thence along said compound curve (whose chord bears  $N79^{\circ}05'01''W$ , a distance of 277.42 feet) having a radius of 1005.00 feet and a central angle of  $15^{\circ}52'01''$ , an arc distance of 278.31 feet to the easterly most corner of that parcel of land described at Reception No. D5005037 in the office of the Arapahoe County Clerk and Recorder and a point of non-tangency;

Thence coincident with the easterly lines of said parcel the following seven (7) courses:

1. Thence  $N83^{\circ}04'15''W$ , a distance of 125.31 feet;
2. Thence  $S89^{\circ}48'13''W$ , a distance of 50.97 feet;
3. Thence  $N68^{\circ}03'08''W$ , a distance of 27.86 feet;
4. Thence  $S89^{\circ}48'13''W$ , a distance of 18.62 feet;
5. Thence  $N1^{\circ}15'54''W$ , a distance of 165.59 feet;
6. Thence  $N2^{\circ}07'33''W$ , a distance of 20.47 feet;
7. Thence  $N2^{\circ}12'28''W$ , a distance of 123.82 feet to a point on the southerly line of that parcel of land described at Reception No. D5042336 in the office of the Arapahoe County Clerk and Recorder;

Thence coincident with the southerly and easterly lines of said parcel the following eight (8) courses:

1. Thence  $N89^{\circ}29'47''E$ , a distance of 3.00 feet;
2. Thence  $N2^{\circ}12'28''W$ , a distance of 54.27 feet;
3. Thence  $N89^{\circ}20'16''E$ , a distance of 4.00 feet;
4. Thence  $N2^{\circ}12'28''W$ , a distance of 89.49 feet;
5. Thence  $N87^{\circ}47'32''E$ , a distance of 4.37 feet;
6. Thence  $N6^{\circ}00'21''W$ , a distance of 18.04 feet;
7. Thence  $S87^{\circ}47'32''W$ , a distance of 7.17 feet;
8. Thence  $N2^{\circ}12'28''W$ , a distance of 51.53 feet to the **Point of Beginning**.

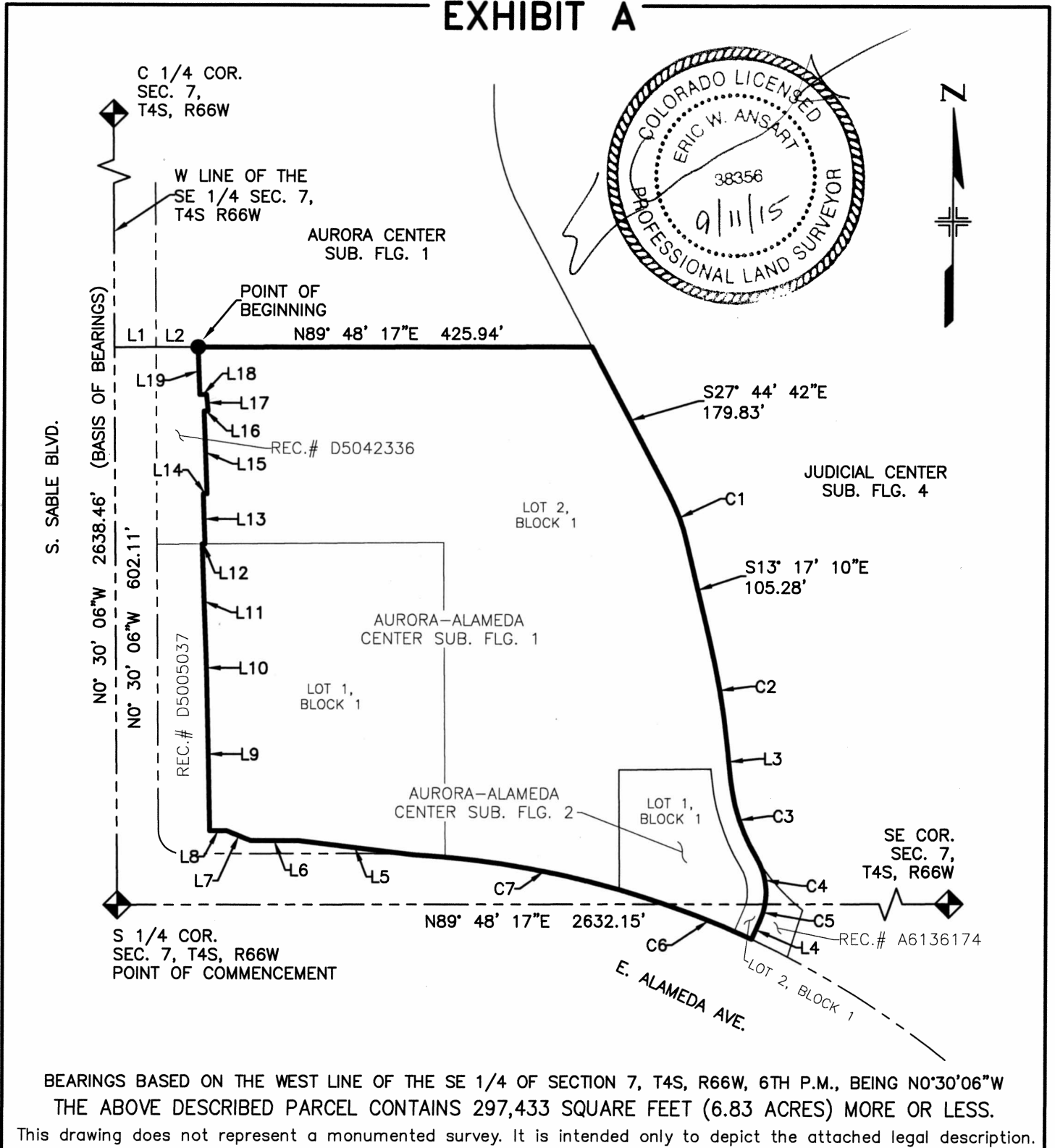
Said parcel containing 297,433 square feet (6.83 acres) more or less.

Bearings based on the west line of the SE 1/4 of Section 7, Township 4 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, being N0°30'06"W.

Eric W. Ansart  
Colorado PLS# 38356  
For and on behalf of the  
City of Aurora, Colorado  
13636 E. Ellsworth Ave.  
Aurora, Colorado 80012



# ILLUSTRATION FOR EXHIBIT A



## CITY OF AURORA, COLORADO

DRAWN BY: EWA	SCALE: NONE	R.O.W. FILE NUMBER 1232M
CHECKED BY: DMR	DATE: 9-10-15	JOB NUMBER: N/A

A PARCEL OF LAND SITUATED IN THE SE 1/4 SEC. 7,  
& IN THE NE 1/4 OF SEC. 18, T4S, R66W, 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF  
COLORADO, BEING PART OF AURORA-ALAMEDA CENTER  
SUBDIVISIONS FILINGS NO. 1 & NO. 2

ILLUSTRATION FOR  
**EXHIBIT A**

Line Table		
Line #	Length	Direction
L1	45.00'	N89° 29' 54"E
L2	45.20'	N89° 48' 17"E
L3	38.47'	S6° 05' 36"E
L4	22.46'	S24° 02' 46"W
L5	125.31'	N83° 04' 15"W
L6	50.97'	S89° 48' 13"W
L7	27.86'	N68° 03' 08"W
L8	18.62'	S89° 48' 13"W
L9	165.59'	N1° 15' 54"W
L10	20.47'	N2° 07' 33"W
L11	123.82'	N2° 12' 28"W
L12	3.00'	N89° 29' 47"E
L13	54.27'	N2° 12' 28"W
L14	4.00'	N89° 20' 16"E
L15	89.49'	N2° 12' 28"W
L16	4.37'	N87° 47' 32"E
L17	18.04'	N6° 00' 21"W
L18	7.17'	S87° 47' 32"W
L19	51.53'	N2° 12' 28"W

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	14° 27' 32"	56.31'	223.14'	S20° 30' 56"E	56.16'
C2	7° 11' 34"	116.91'	931.31'	S9° 41' 23"E	116.84'
C3	25° 03' 52"	89.19'	203.86'	S18° 37' 34"E	88.48'
C4	40° 58' 12"	52.20'	73.00'	S10° 40' 32"E	51.09'
C5	14° 14' 21"	18.14'	73.00'	S16° 55' 37"W	18.10'
C6	5° 46' 08"	101.19'	1005.00'	N68° 15' 56"W	101.15'
C7	15° 52' 01"	278.31'	1005.00'	N79° 05' 01"W	277.42'



BEARINGS BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 7, T4S, R66W, 6TH P.M., BEING N0°30'06"W  
 THE ABOVE DESCRIBED PARCEL CONTAINS 297,433 SQUARE FEET (6.83 ACRES) MORE OR LESS.  
 This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

<b>CITY OF AURORA, COLORADO</b>			A PARCEL OF LAND SITUATED IN THE SE 1/4 SEC. 7, & IN THE NE 1/4 OF SEC. 18, T4S, R66W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING PART OF AURORA-ALAMEDA CENTER SUBDIVISIONS FILINGS NO. 1 & NO. 2
DRAWN BY: EWA	SCALE: NONE	R.O.W. FILE NUMBER 1232M	
CHECKED BY: DMR	DATE: 9-10-15	JOB NUMBER: N/A	



# Exhibit B: Urban Renewal Area Map



Alameda Center  
Urban Renewal Area

**Exhibit C: Alameda Center Blight Study (September 2015)**



## **Alameda Center Blight Conditions Study**

Visual Survey, September 2015

### ***Summary***

The Authority is considering establishing a new urban renewal area for Alameda Center, an approximately 6.8-acre area at the northeast corner of Sable and Alameda. A finding of blight is a prerequisite to establishing a new urban renewal area. The property in question is currently within the City Center II Urban Renewal Area and is subdivided into three parcels with existing structures including a retail strip shopping center, bank, and dental office. Staff undertook a visual survey to ascertain whether or not blight still exists in the target area. The results of the Visual Survey (following) re-confirm that most factors of blight continue to exist. Council, after reviewing this report, may initiate a public hearing process and make a finding of blight.

### ***Background***

The original conditions survey for the Aurora City Center II Urban Renewal Area, Aurora City Center II Blight Study, was prepared by Matrix Design Group in November 2008 for the Aurora Urban Renewal Authority. The study area was generally bounded by South Sable Street on the west, East Alameda Parkway on the north, West Tollgate Creek on the east, and East Center Avenue on the south. The study included 15 real estate parcels and covered approximately 141 acres, including approximately 24 acres of public right-of-way.

Per the Colorado Urban Renewal Law, C.R.S. Section 31-25-103(2), the definition of a blighted area is an area that... "in its present condition and use, and by the existence of the presence of at least four factors of blight, 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."

The 2008 Aurora City Center II Blight Study found eight significant factors of blight (out of a possible eleven factors cited in the legislation) throughout the study area. As a result of those findings the Aurora City Center II area was declared blighted and appropriate for urban renewal by the Aurora City Council. Following the City Council's declaration of blight for the area, the Aurora City Center II Urban Renewal Area was adopted by the Aurora City Council in March 2009.

### ***2015 Visual Survey of Blight on Parcels at the northeast corner of Sable and Alameda***

The attached map shows the location of the newly surveyed parcels within the context of the greater Aurora City Center II Urban Renewal Area, as well as the geographic boundaries of the possible future new urban renewal area for Alameda Center. The following table summarizes and compares the 2008 Blight Study and 2015 Visual Survey results.

## Comparison of Blight Surveys, 2008 and 2015

Blight Factor	2008	2015
(a) Slum, deteriorated, or deteriorating structures	X	X
(b) Predominance of defective or inadequate street layout	X	X
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X	X
(d) Unsanitary or unsafe conditions	X	X
(e) Deterioration of site or other improvements	X	X
(f) Unusual topography or inadequate public improvements or utilities	X	
(g) Defective or unusual conditions of title rendering the title nonmarketable		Not Surveyed
(h) The existence of conditions that endanger life or property by fire or other causes		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
(j) Environmental contamination of buildings or property	X	Not Surveyed
(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

The September 2015 visual survey found evidence for the following six (6) significant factors of blight described below. Selected photographs are attached.

**(a). *Slum, deteriorated, or deteriorating structures.***

The exterior condition of the buildings in the Area shows physical deterioration and therefore continues to confirm this blight factor. There are deteriorated external walls, exterior finishes, and foundations. There are some instances of loose external wiring and missing/deteriorated fixtures. Fencing and accessory structures/enclosures are deteriorated.

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

The site has no public streets or rights-of-way through the site and poor internal vehicular/pedestrian circulation with few/no internal sidewalks, landscape islands, curbs, medians, or traffic control. There is poor access to the site from the two abutting public streets. The construction of the Aurora Light Rail Line will consolidate three existing access points along S. Sable Boulevard into a single access point/rail crossing that will be frequently blocked by train movements. Access from E. Alameda Parkway will be limited to a right-in/right-out and an unsignalized ¾ movement intersection (right-in/right-out with left turn in and no access to eastbound Alameda). Further, the dental clinic has no direct access to Alameda Avenue, with access solely from the adjacent shopping center property via a private access easement.

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

As was noted in the Aurora City Center II 2008 Blight Study, the three Alameda Center lots form a site that functions as a single development in many ways (shared parking and access, for example). Multiplicity of ownership complicates land assemblage and future redevelopment. As previously mentioned, the dental clinic at 14591 E. Alameda lacks its own access to a public street.

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

The area continues to show evidence of numerous unsanitary or unsafe conditions that contribute to this blight factor. Findings include cracked or uneven surfaces for pedestrians and vehicles; the presence of trash, debris, and hazardous conditions; and evidence of vagrancy, vandalism and graffiti.

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

Collectively, the properties in the area continue to meet the criteria for this blight factor. The rear alley serving the shopping center is badly rutted and partially unpaved. The front parking lot is also deteriorated and does not meet current development standards for landscaping, storm drainage, and water quality.

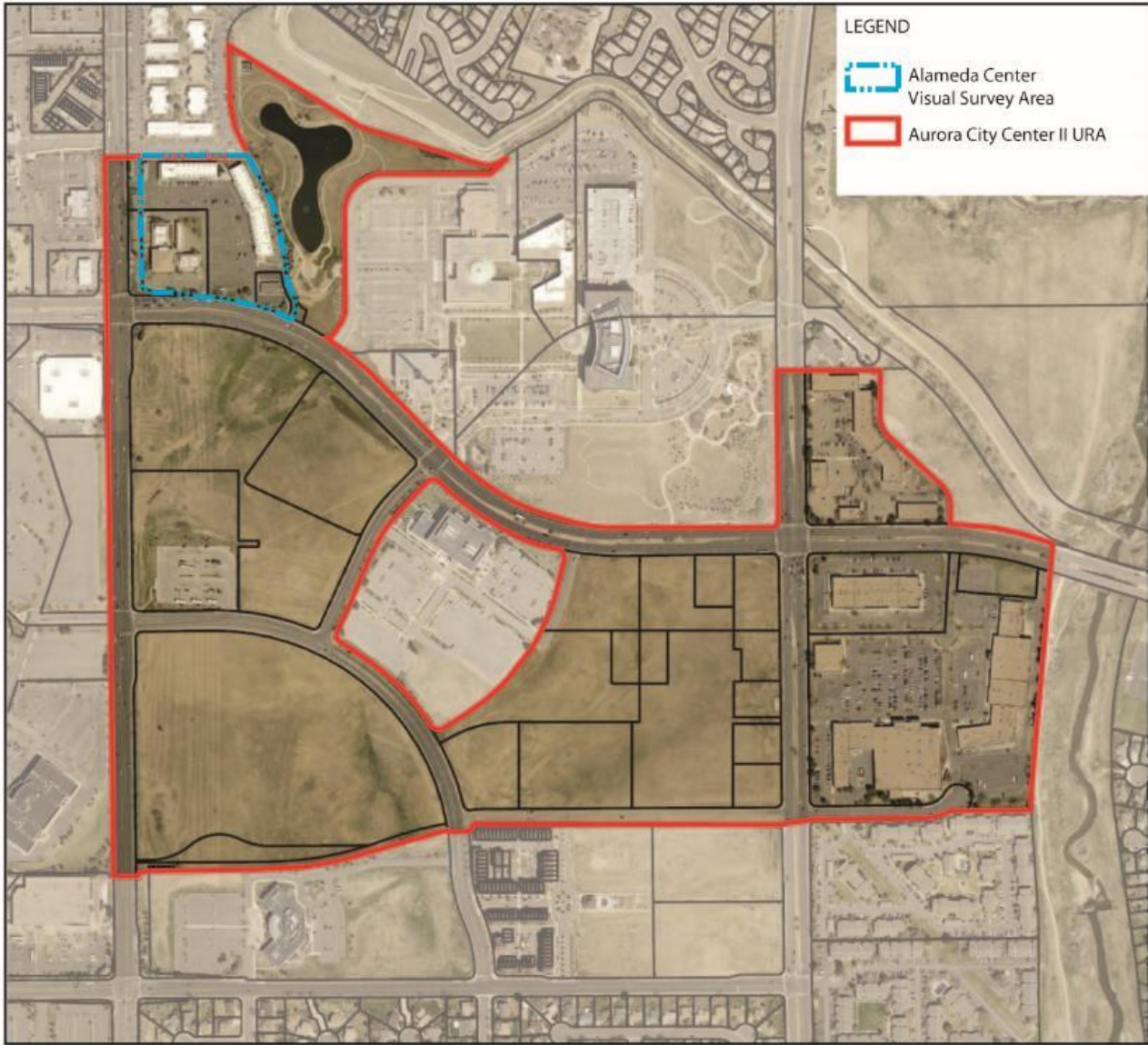
**(k). *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.***

Field observations have confirmed the continued presence of vacant or underutilized commercial space, which contributes to this blight factor. The shopping center appears to be about 50 percent vacant. About 40 percent of the remaining space is occupied by non-retail uses such as churches. All office space in the bank building, other than that used by the bank itself, appears vacant. Pavement markings indicate there was once a small drive-through kiosk within the center facing Alameda, but it has since been removed. The location of the Kiosk was not repaired appropriately resulting in an unsafe situation for vehicular movement.

***Conclusion:***

Most of the initial blight factors that were found in the 2008 Aurora City Center II Blight Study still exist today. The area remains appropriate for redevelopment in alignment with the goals of the proposed Alameda Center Urban Renewal Plan.

**Alameda Center Visual Survey Area Map**

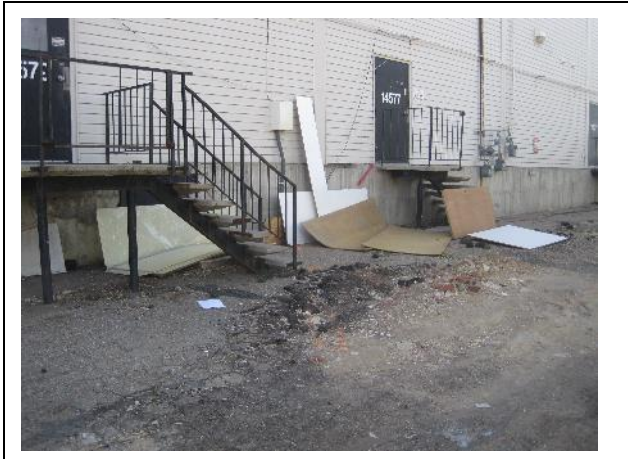


Blight Confirmation  
Visual Survey Location

**Properties within the Proposed Alameda Center Urban Renewal Area**

Address	Parcel ID	Owner	Use	Acreage
14501 E Alameda Ave	035121763	First United Bank	Bank (20,200 SF)	1.93
14531 E Alameda Ave	033922069	Alameda Sable Investors LLC	Retail (36,476 SF)	4.64
14591 E Alameda Ave	033544528	14591 E Alameda Ave LLC	Medical/Clinic (2,604 SF)	0.42

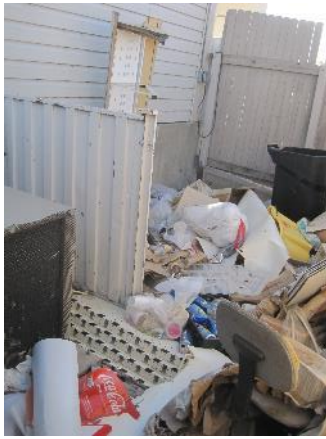
**Selected Blight Photographs**



Deteriorated external finishes/foundation, loose wires, unsafe condition/missing railing, trash/dumping, deteriorated site pavement (Factors a, d and e)



Deteriorated external finishes, poor drainage (Factors a and d)



Deteriorated enclosure, unsanitary condition (Factors a and d)



Deteriorated external finishes (Factor a)



Deteriorated site pavement (Factor e)



Deteriorated enclosure, abandoned bicycle (Factors a and d)



Deteriorated pavement, substandard landscaping, graffiti deteriorated utilities (Factors **d** and **e**)



Deteriorated/lack of pavement (Factor **e**)



Deteriorated enclosure, loss of access to Sable Boulevard, deteriorated pavement (Factors **a**, **b** and **e**)



Poor internal circulation, substandard drainage/landscaping, underutilization/vacancy (Factors **b**, **e** and **k**)



Deteriorated/substandard enclosure, deteriorated pavement, lack of access to public street (Factors **a**, **c** and **e**)



Poor internal circulation, substandard drainage/landscaping, deteriorated pavement, graffiti (Factors **b**, **d** and **e**)