



## Legislation Details (With Text)

**File #:** URA MP 21-00181    **Version:** 2    **Name:** Lowell-Draper Urban Renewal Plan

**Type:** Resolution    **Status:** Withdrawn

**File created:** 11/23/2021    **In control:** City Council

**On agenda:** 12/16/2021    **Final action:** 12/16/2021

**Title:** A resolution making certain legislative findings and approving the Lowell-Draper Urban Renewal Plan.

Related Files: 22-039

**Presenter:**  
Jariah Walker, CSURA Executive Director

**Sponsors:**

**Indexes:** URA

**Code sections:**

**Attachments:** 1. RESOLUTION Lowell DraperURA.pdf, 2. Exhibit A - Lowell-Draper URA Legal Descriptions, 3. CPC Staff Report\_Draper URA, 4. Figure 1 - Lowell-Draper URA\_Urban Renewal Plan, 5. Figure 2 - PlanCOS Vision map, 6. Figure 3 - Lowell-Draper URA\_CSURA-Conditions Survey, 7. 213072-EI Paso County Impact Report-Lowell-Draper, 8. CPC\_ConsentCalendar12.16.21\_draft

Date	Ver.	Action By	Action	Result
12/16/2021	1	City Planning Commission	recommended for approval	Pass

A resolution making certain legislative findings and approving the Lowell-Draper Urban Renewal Plan.

Related Files: 22-039

**Presenter:**  
Jariah Walker, CSURA Executive Director

**Summary:**  
There are two items proposed for Council review and action:

1. A resolution to establish the Lowell-Draper Urban Renewal Area and Plan. The area consists of 11.35 acres over 3 main areas, Draper Commons' Bristow House (185 units of affordable housing), Draper Commons' Sumner House (95 units of affordable housing), and Lowell Commons (180 units of attainable housing). Current site addresses are: 202, 251 & 252 Las Animas, 335 Victoria St and 405 Writers Way. The site is just South/Southeast of the Colorado Springs Police Operations Center located at the corner of E. Rio Grande and Nevada Ave. and,

2. A tax sharing agreement between the City and the Colorado Springs and Urban Renewal Authority for funding qualifying public improvements built by the project.

The Council must first vote on the Lowell-Draper Urban Renewal Area and Plan. If it is approved, the Council may then consider the tax sharing agreement. If the Plan is not approved or final action postponed, then the tax sharing agreement must be either withdrawn or postponed.

**Previous Council Action:**

There has been no previous City Council action on these properties related to formation of an urban renewal area.

These items are being introduced to Council at the January 24, 2022 City Council Work Session.

**Background:**

Please see that attached Planning Commission Staff report, conditions survey and the urban renewal plan for background information related to urban renewal and project details.

**Financial Implications:**

City staff and project team will present the details on the project, plan and impacts at the City Council Work Session. As background information, please refer to the attached materials.

**Board/Commission Recommendation:**

Pursuant the CRS § 31-25-107, the Lowell-Draper Urban Renewal Plan was reviewed by the Planning Commission on December 16, 2021. The Planning Commission found that the Lowell-Draper Urban Renewal Plan is consistent with the City's Comprehensive Plan.

The Colorado Springs Urban Renewal Authority Board approved the conditions survey on July 28, 2021 and the Urban Renewal Plan on August 25, 2021.

**Stakeholder Process:**

Pursuant to CRS § 31-25-107, a notice must be given to property owners of the conditions survey and potential establishment of an urban renewal area. Arguably, these CRS requirements do not apply given that the proposed urban renewal plan was initiated by the property owner and the property owner has been continually involved in the process. Regardless, to fully comply with CRS, all required notifications have been sent to the property owner throughout the process, including the City Council hearing.

**Alternatives:**

1. Adopt the plan and agreement as presented;
2. Adopt the plan and agreement with modifications;
3. Deny the plan and agreement; or
4. Postpone action for further analysis.

**Proposed Motion:**

Adopt a resolution making certain legislative findings and approving the Lowell-Draper Urban Renewal Plan.

N/A