



Legislation Text

File #: 18-0584, **Version:** 1

A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Tejon and Costilla Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: CPC MP 18-00123

Presenter:

Peter Wysocki, Director Planning and Community Development
Jariah Walker, CSURA Executive Director
Bob Cope, Economic Development Officer

Summary:

There are two items proposed for Council review and action:

1. A resolution to establish the Tejon and Costilla Urban Renewal Area and Plan. The area consists of 4 lots at the southwest corner of Tejon and Costilla (in Downtown Colorado Springs) and consists of approximately 1.5 acres. The proposed project consists of a 256-room hotel, including complementary restaurants, parking garage and streetscape improvements; 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 Tejon and Costilla 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 If the Plan is not approved or final action postponed, then the tax sharing agreement must be either withdrawn or postponed.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 were introduced to Council at the November 13, 2018 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 financial implications, fiscal impacts and economic 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 Tejon and Costilla Urban Renewal Plan was reviewed by the Planning Commission on October 18, 2018. The Planning Commission found that the Tejon and Costilla Urban Renewal Plan is consistent with the City's Comprehensive Plan. Although not specifically required by CRS to make a finding that an urban renewal plan is consistent with a small area/neighborhood plan in which the proposed urban renewal area is located, the Planning Commission also found that the Tejon and Costilla Urban Renewal Plan is consistent with the Experience Downtown Master Plan and Plan of Development.

The Colorado Springs Urban Renewal Authority Board approved the conditions survey on February 28, 2018 and the Urban Renewal Plan on October 24, 2018.

Although the proposed urban renewal area is located within the boundaries of the Form-Based Zone and the Downtown Review Board (DRB), the DRB has not been designated as a review agency; therefore, the DRB has no authority to provide a recommendation to the City Council. The DRB has been briefed and supports the project.

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 approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Tejon and Costilla Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Summary of Ordinance Language

N/A