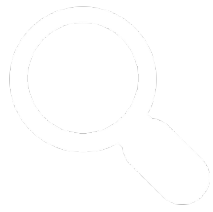




Proposed 13th Avenue Station Urban Renewal Area



Presentation to Arapahoe County
Board of County Commissioners

June 24, 2025



Urban Renewal in Colorado

i

Congress enacted a federal urban renewal program in the **Department of Housing and Urban Development (HUD)**; many states pass supporting legislation to take advantage of grants

ii

Colorado's Urban Renewal Law (now CRS 31-25): a municipality could form an urban renewal authority to address one or more "slums" or "blighted areas"

iii

Definition of "**blight**" updated to include the **11 factors** used today; municipality **must provide notice to the county assessor if tax increment financing (TIF) will be used**

iv

(HB 15-1348): **additional URA Board members** (including a county rep); urban renewal plan adoption requires **TIF negotiations** with taxing entities

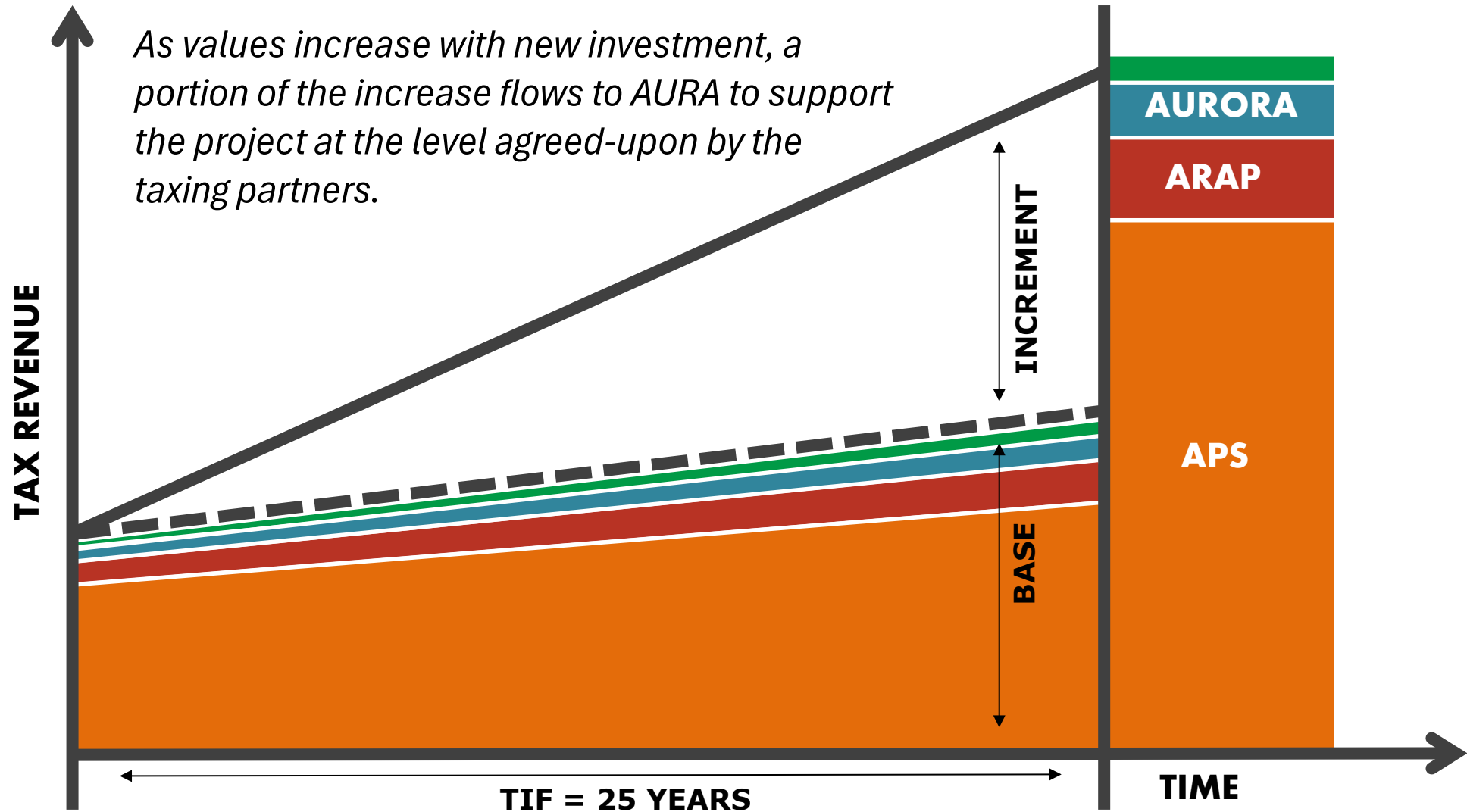


Urban Renewal Process

The creation of a new urban renewal area requires the following documentation:

- **Conditions Survey:** documents the existing conditions and referenced by Council in a Declaration of Blight
- **Urban Renewal Plan:** outlines the vision for the project area, can include plans for the use of tax increment financing (TIF) to assist with public improvements
- **Impact Report:** forecasts future development, estimates future tax revenue, provides information to guide a State-mandated 120-day negotiation period with taxing bodies

What is TIF?



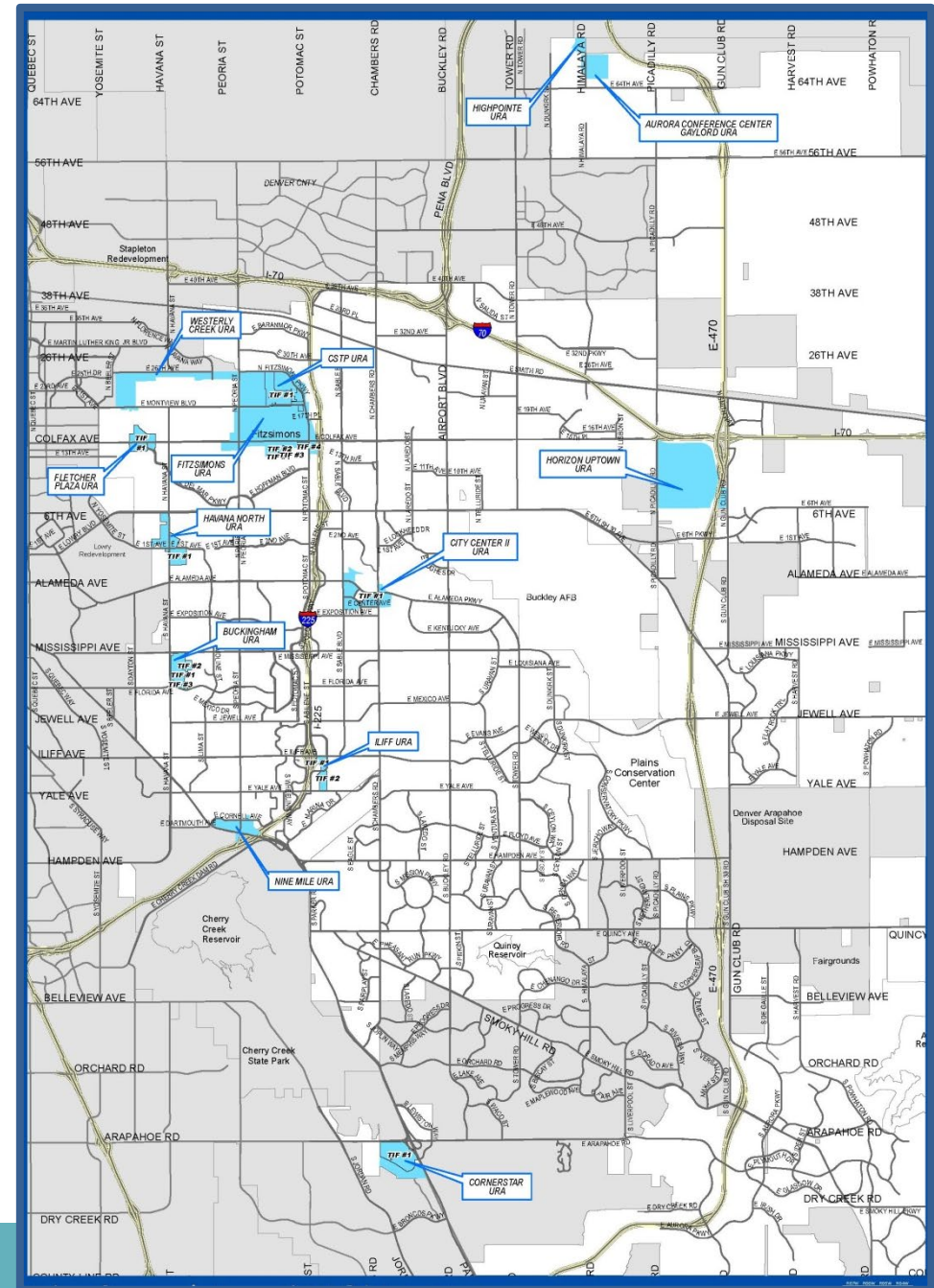
Urban Renewal in Aurora

Aurora Urban Renewal Authority (AURA) strives to...

- **Eliminate “Blighting” Conditions** – 11 factors:
environmental contamination, vacant or unhealthy buildings, deteriorating infrastructure, inadequate public improvements and unusual topography or lot features
- **Reverse Trends of Disinvestment** – including declining tax base and deferred maintenance
- **Cast a Long Term Vision for an Area** – every urban renewal area starts with the creation of a plan.
- **Finance and Implement the Vision** – by assisting specific projects

Aurora's 21 Urban Renewal Areas

- 1) City Center
- 2) Alameda & Sable (Parkside)
- 3) Fitzsimons
- 4) Fletcher Plaza
- 5) High Point
- 6) Cornerstar
- 7) Colorado Science + Technology Park
- 8) Buckingham
- 9) Horizon
- 10) Havana North
- 11) Aurora Conference Center
- 12) Fitzsimons Boundary Area II
- 13) Fitzsimons Gateway A & B
- 14) Westerly Creek Village
- 15) Iliff Station
- 16) Nine Mile
- 17) Plaza 1 – 4



Goals for Urban Renewal

1. Vertical and/or horizontal mixed use.
2. New or desired retail concepts.
- 3. Increased housing density at urban centers and TODs.**
4. Specific quality and design features.
- 5. New housing and/or business choices.**
- 6. Public gathering spaces.**
7. Multi-modal connections.
8. Job creation.
- 9. Creation and enhancement of “great places.”**
10. Energy efficiency and environmental design.
- 11. Maintaining “affordable” units while creating a diversity of new units.**
12. Preservation of existing small businesses.
13. Community wealth building.

AURA Board Composition:

- Mayor + 10 Council Members
- 1 County Rep. (Lynn Baca, Adams Co.; formerly Nancy Jackson, Arap Co.)
- 1 School District Rep. (vacant)
- 1 Special Districts Rep. (vacant)
- 1 Mayoral Appointee (Johnny Watson)



13th Avenue Station: Current Condition?

- **242 mostly empty parking spaces**
(2019: 13th Ave had 2nd lowest ridership of all stations)

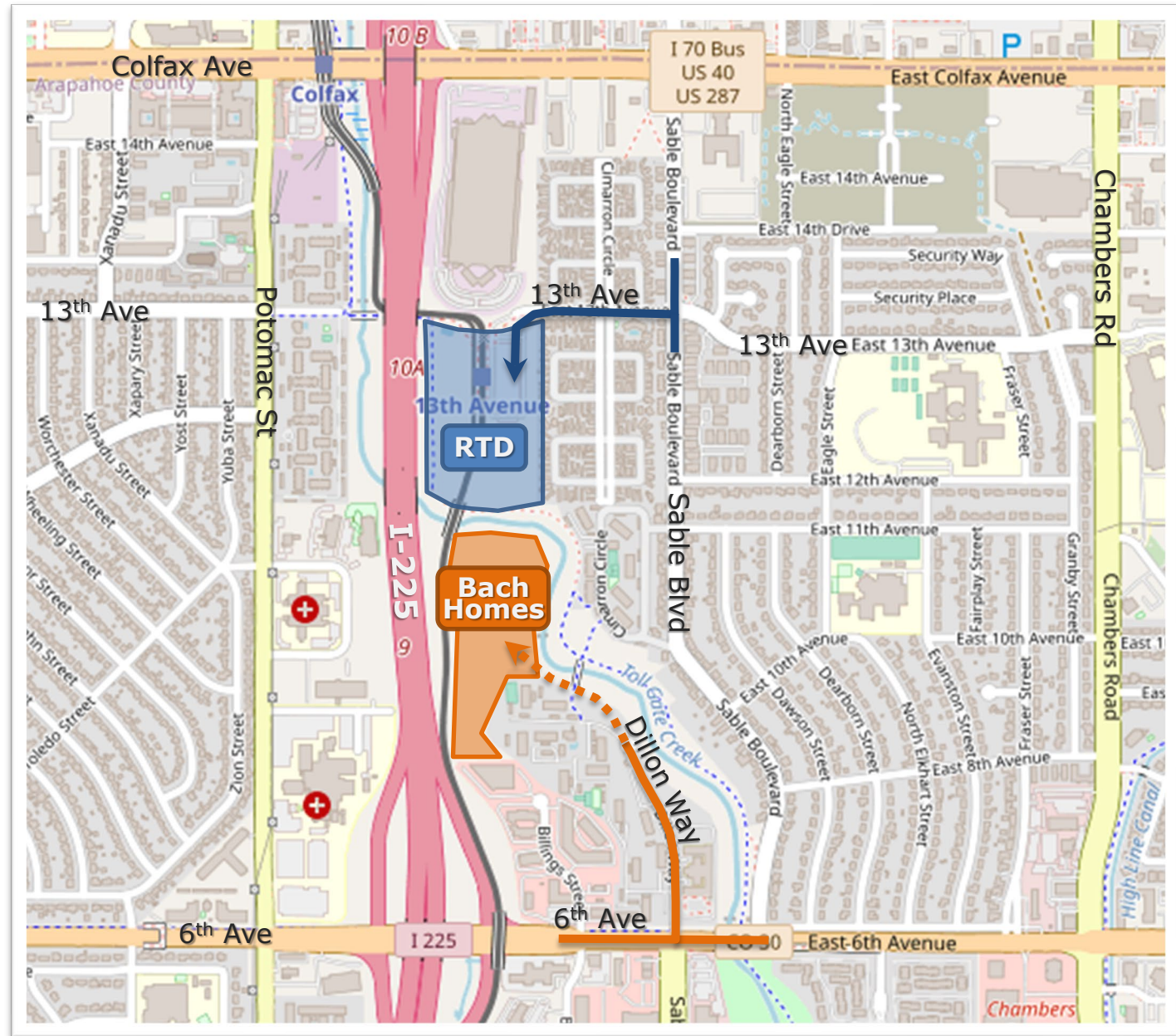


- **4.5 acres of developable land** + 3 acres for a potential neighborhood park west of the station

Inaccessible

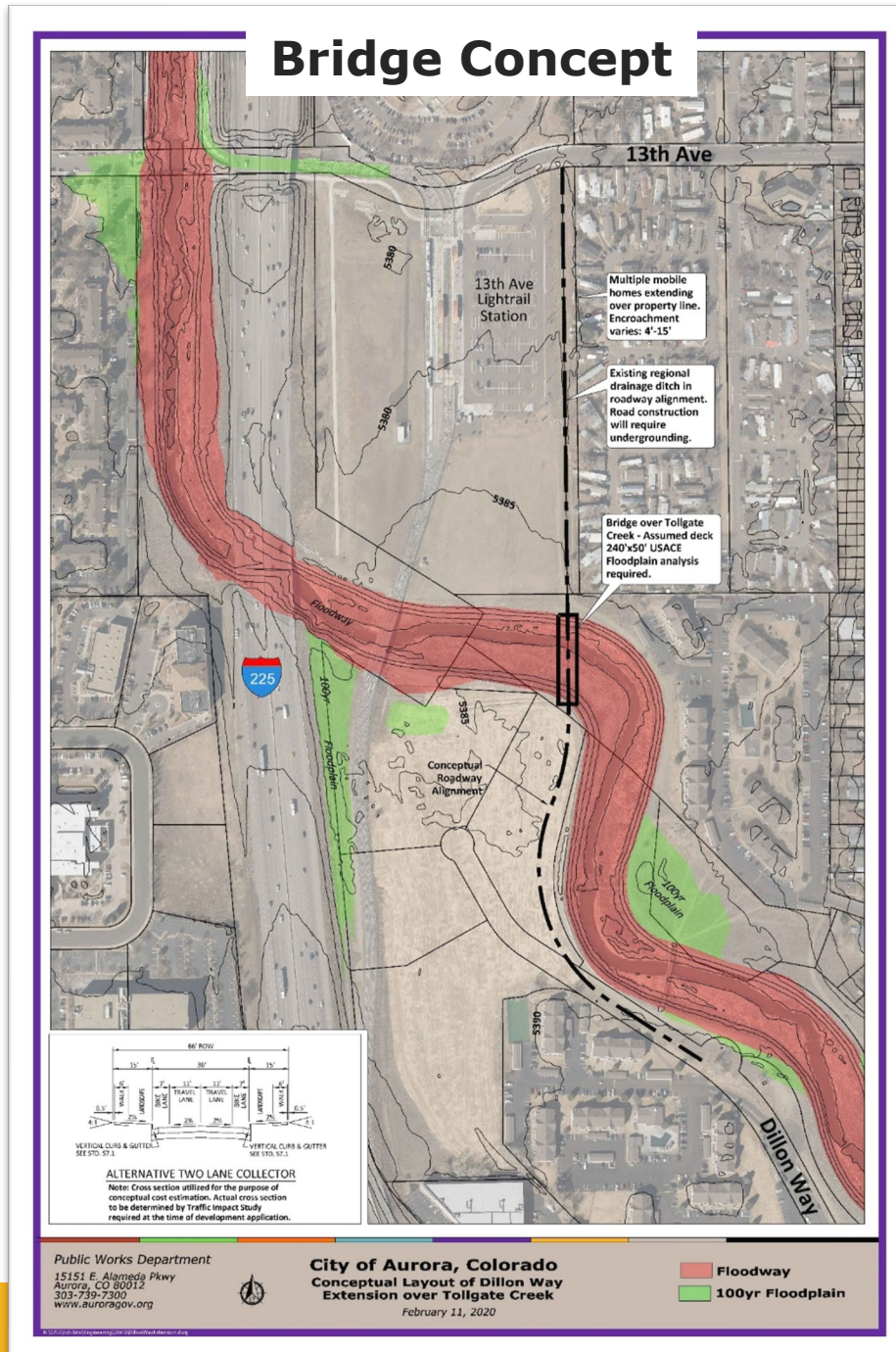
Two sites, each with a single point of access:

- North: RTD property, (access from 13th Ave/ Sable)
- South: Bach Homes property (access from Dillion Way/ 6th Ave)



Solution? Build a Bridge

- Concept for 240'x50' deck with two travel lanes and sidewalks
- Current (2024) estimated cost of **\$8 million** for bridge and road connections



Why here? Why now?

- State grant funding availability
- Bach Homes being prepared to move forward
- Toll Gate Creek Trail improvements
- Housing shortage
- RTD's openness to redevelopment



Surrounding Demographics

- High diversity index with multiple languages spoken and mobility challenges



20% of households with disability



25% single parent households



64% non-white

52.7% Hispanic origin



29.4% Owner Occupied

63.8% Renter Occupied



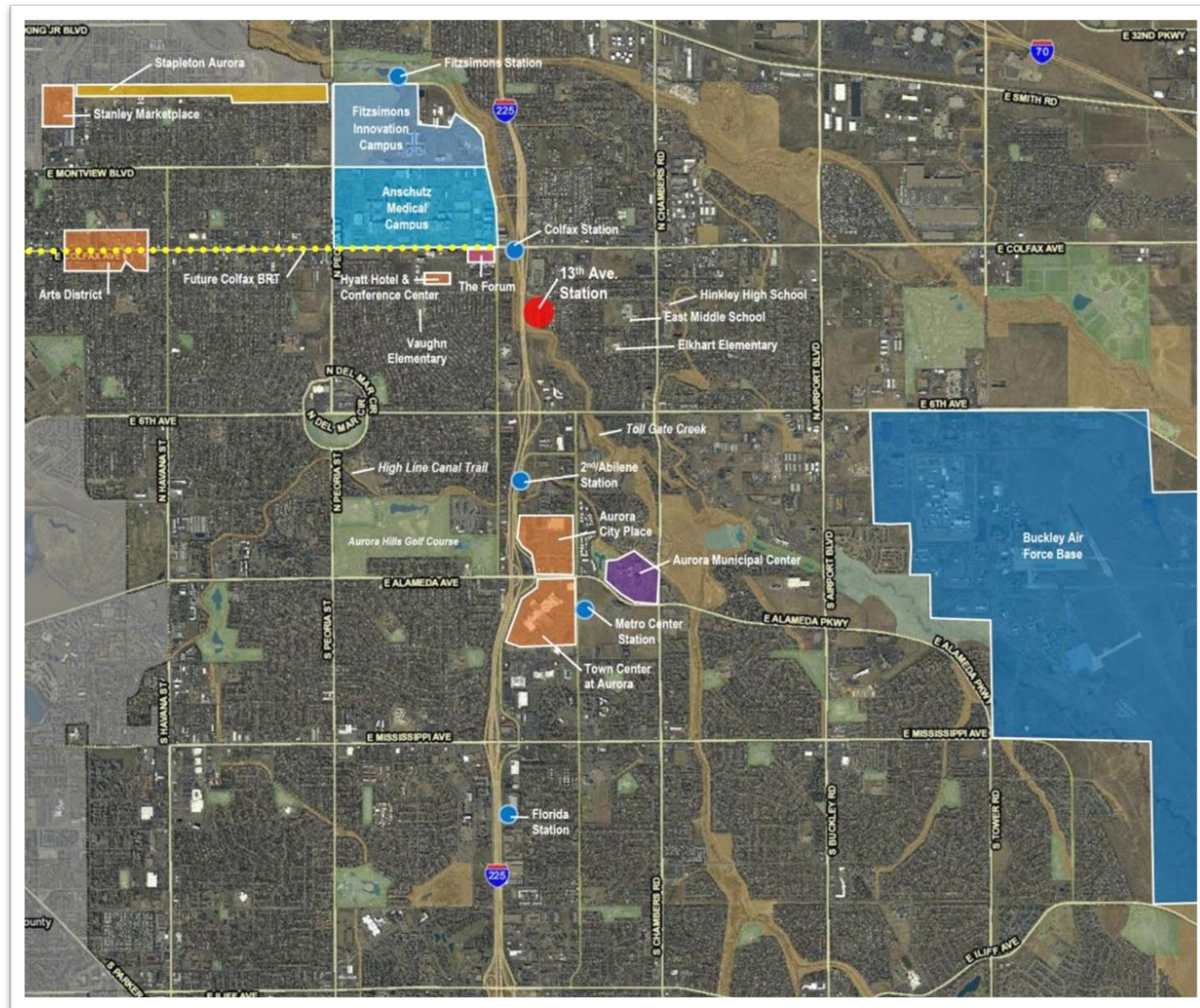
\$44,337 Median Household Income

*ESRI & Census Data (ACS 2015-19) for
13th Ave Corridor*

Employment

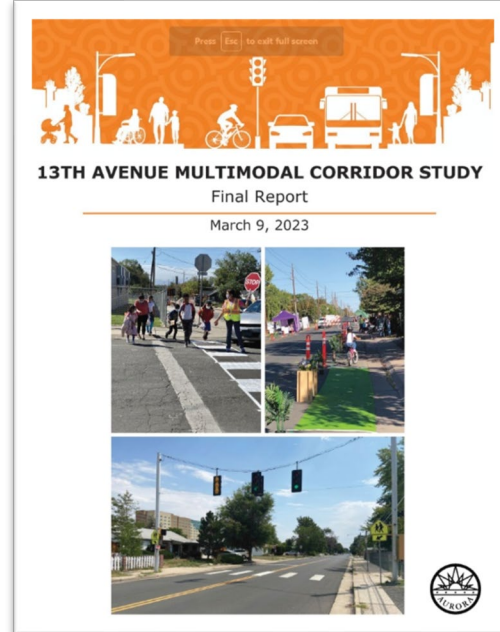
Excellent proximity to:

- **Fitzsimons Campus** (26k jobs)
- **Buckley SFB** (12k jobs)
- **I-70/DIA** logistics hubs (20k jobs)



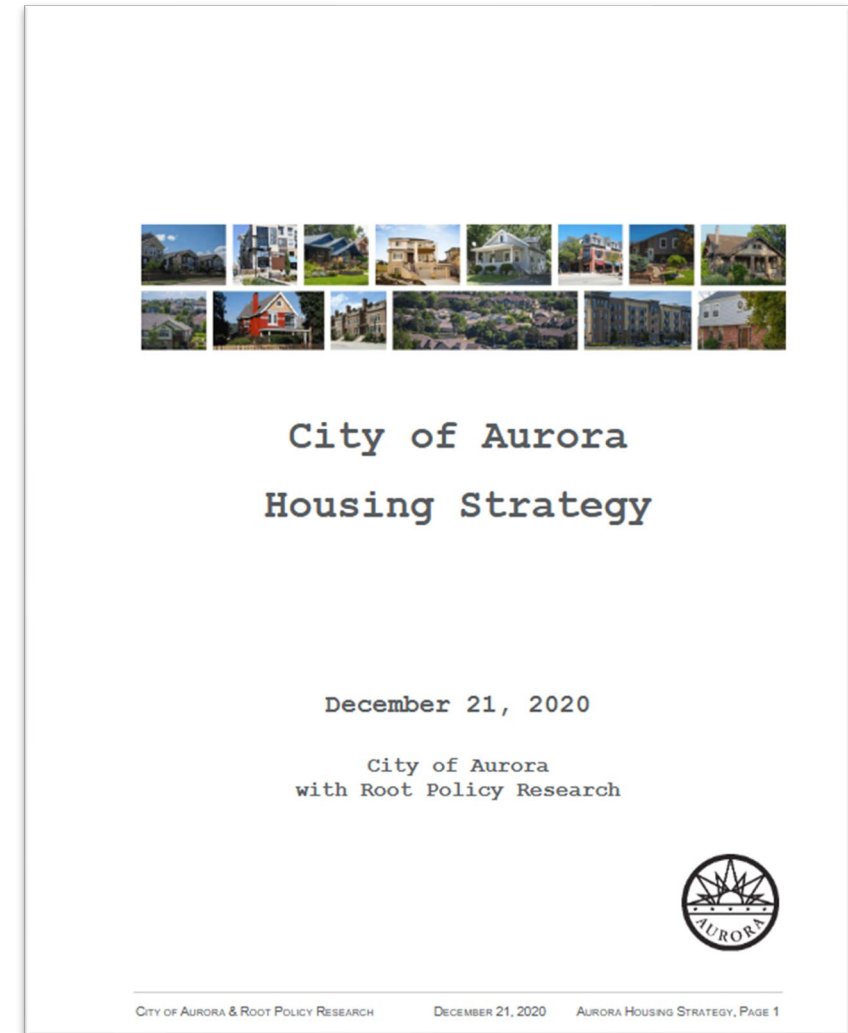
Mobility

- Access to **transit**
- New **Toll Gate Creek regional trail** linking to metro network
- Planned **multimodal improvements to 13th Avenue Corridor**



Aurora's Housing Strategy

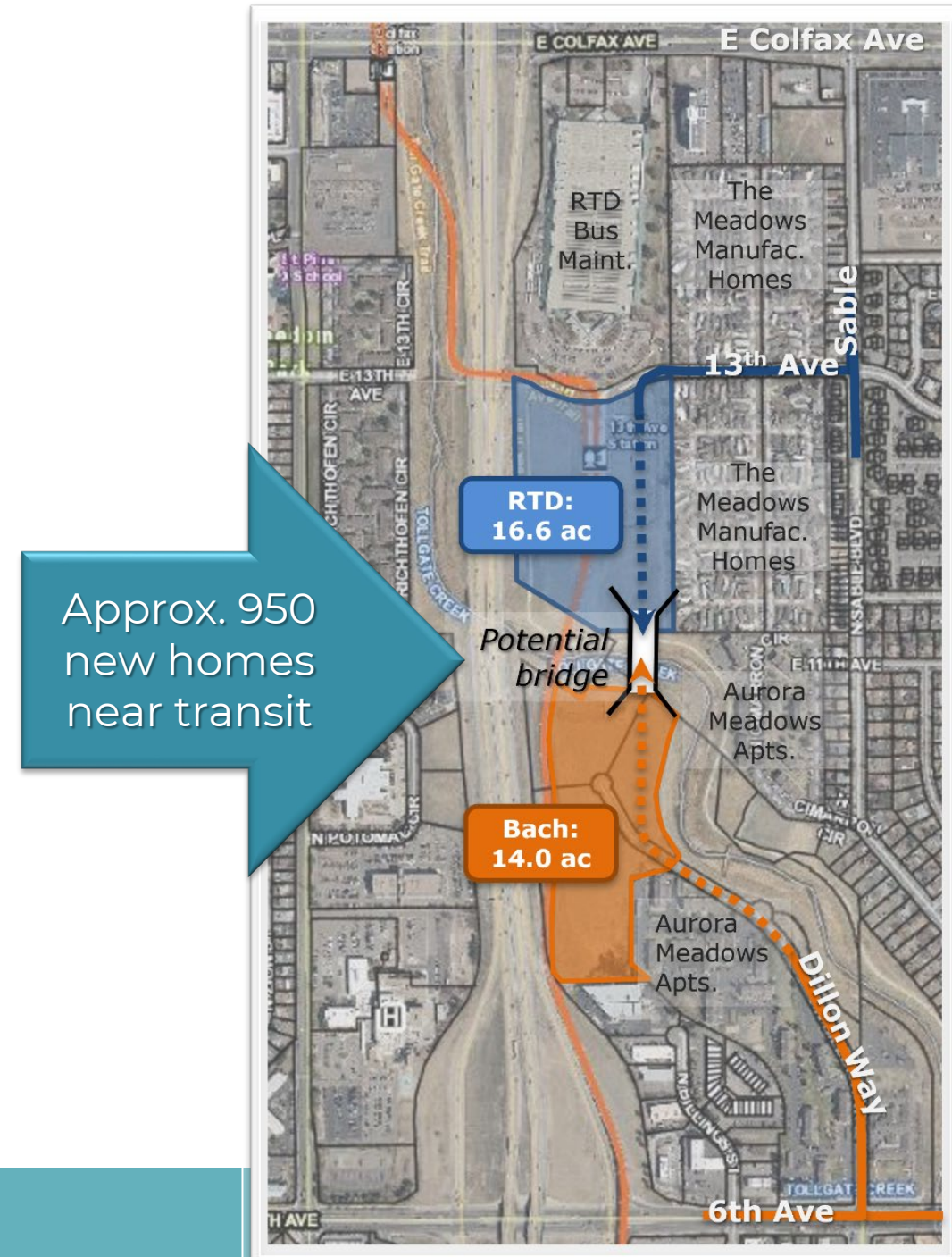
- 13th Ave TOD furthers these goals:
 - foster a balanced and sustainable housing portfolio;
 - expand the inventory of housing options; and
 - identify and set aside publicly owned land for mixed-income housing
- Aurora is 12,000 affordable housing units short but has made a Prop. 123 commitment to build 550 units per year (1,650 over 3 years)



Approx. 950 homes

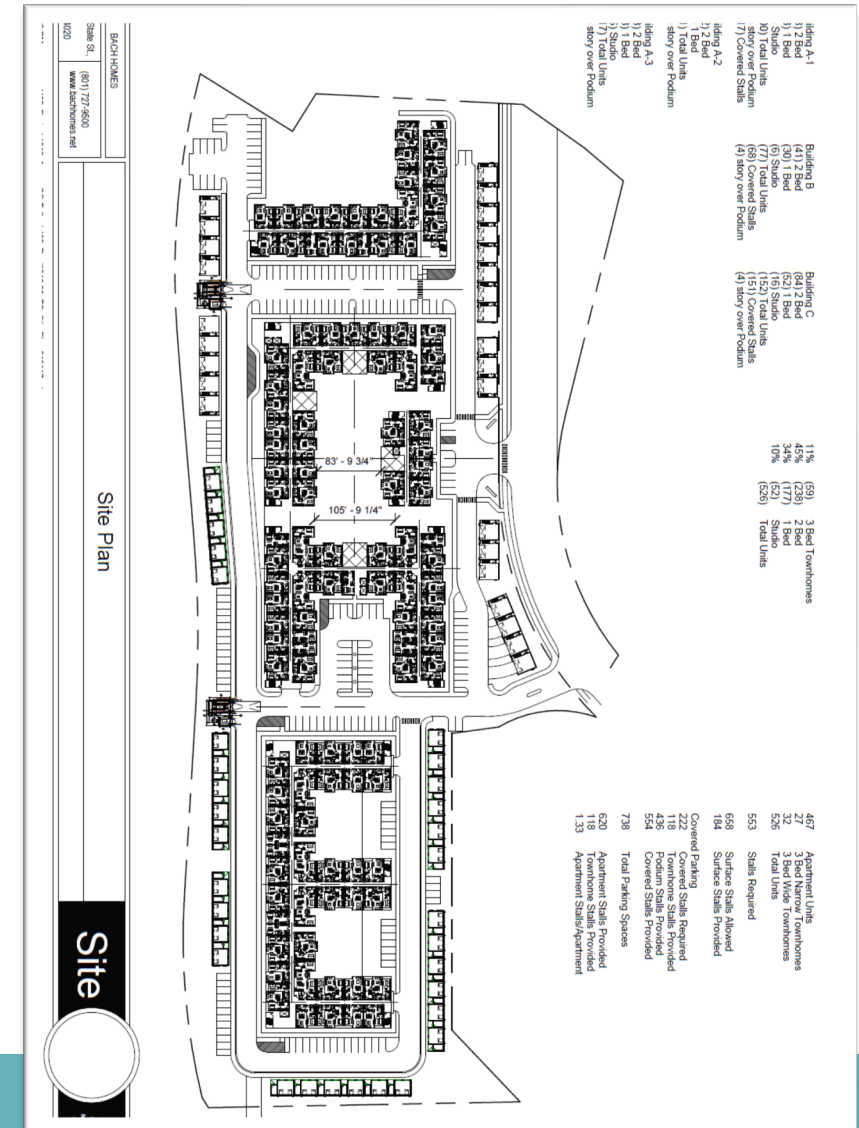
- **190-430** affordable/mixed-income units (*with Aurora and Arap Co. sharing Prop. 123 credit, subject to negotiation*)

- **526** market-rate apts and rental townhomes



Bach Property Concept

- Phased concept with approximately **457 market-rate apartments** and **59 rental townhomes** (market rate rentals in Aurora are affordable at 60-90% AMI)
- Rezoning application unanimously approved by Council 6/2023



RTD Property Test-Fit Concept

High Density: **340-430 units** total
(phases 1 & 2)

- 3-story Townhomes, for-sale affordable
- 4-story Permanent Supportive Housing
- 4-story Attainable Apartments
- Redevelop RTD parking with a mixed-income building (150 units) and parking garage



Financial Strategy

- **\$4 million in DOLA grant funding** to support infrastructure for affordable housing:
 - 1) Strong Communities Infrastructure Grant: \$2 million; and
 - 2) Energy Impact Assistance Fund (EIAF) More Housing Now Initiative: \$2 million.
- Grants require a minimum local match of \$3.25 million which will increase as costs increase.
- City has entered a Subrecipient Agreement with Bach Homes to oversee the bridge design and construction.
- **\$4 million in up-front, matching funding / loan from AURA would be repaid with tax increment revenues** from a future urban renewal area to be established in the 13th Avenue Station area.

Arap Co. TIF Participation

- The **Authority is proposing a 70%/30% sharing arrangement**, with 70% of County-derived increment to be used within the URA and 30% to be distributed to the County.
- The level of County TIF participation is **subject to negotiation**, consistent with urban renewal law. The table below represents sharing structures ranging between 60% and 70% participation.

County Participation	County Project Contribution (Future Value)	County Base + TIF Share-Back (Future Value)	Total TIF Project Funds (Present Value)
70%	\$4.159 M	\$2.660 M	\$9.060 M
65%	\$3.862 M	\$2.957 M	\$8.974 M
60%	\$3.565 M	\$3.254 M	\$8.888 M

Status of Proposed 13th Ave Station URA

- Council-approved **blight designation** (March 2025)
- **Station Area Plan Update** (public outreach in 2024) wrapping up



Urban Renewal Timeline



June 2025: Begin the 120-day negotiation period with taxing entities (Arap Co, APS, Mile High Flood Dist)

September 2025: Finalize UR Plan and complete Cooperation Agreements (CAs) with taxing entities

- Tentative: Arap Co BOCC presentation 9/9/25



Timeline (continued)

September 2025: UR Plan to Planning Commission

October 2025: UR Plan at Council Study Session; then, set Public Hearing date

November 2025: Council & AURA:

- Public Hearing on **UR Plan Adoption**
- Approval of **Cooperation Agreements** with taxing entities



Does the Board have questions about the project or the urban renewal process?

