

The Wadsworth Boulevard Corridor Redevelopment Plan

AN URBAN RENEWAL PLAN

Prepared for:
The City of Wheat Ridge and
The Wheat Ridge Urban Renewal Authority

CLARION ASSOCIATES
HNTB CORPORATION

CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 26-2001

Series of 2001

TITLE: A RESOLUTION APPROVING THE WADSWORTH
BOULEVARD CORRIDOR REDEVELOPMENT PLAN

WHEREAS, with the adoption of Resolution No. 11-2001 on April 23, 2001, the City Council determined that blight existed in the vicinity of the Wadsworth Corridor from 35th Avenue to 44th Avenue; and

WHEREAS, such resolution created the Wadsworth Boulevard Corridor Redevelopment Area (Area), an urban renewal area within the City; and

WHEREAS, Resolution No. 11-2001 also directed the Wheat Ridge Urban Renewal Authority (Authority) to effect the preparation of an urban renewal (redevelopment) plan (Plan) for the Area for consideration by City Council; and

WHEREAS, the Council has been presented with a proposed Plan; and

WHEREAS, the Authority has endorsed and recommended approval of the Plan by Council; and

WHEREAS, the City Planning Commission has submitted its written recommendation to the City Council that the Plan is in conformance with the Wheat Ridge Comprehensive Plan; and

WHEREAS, a copy of the Plan and information regarding the impact of the Plan were submitted to the Jefferson County Board of Commissioners; and

WHEREAS, the Jefferson County School District also received a copy of the Plan and has been advised and permitted to participate in an advisory capacity with respect to the potential use of tax increment financing; and

WHEREAS, notices of the public hearing for consideration and approval of the Plan by City Council were provided by publication and by written notices to property owners, residents and business owners in the Area in compliance with the Urban Renewal Law, C.R.S. 31-25-101 *et seq.*; and

WHEREAS, a public hearing on the Plan was held on October 22, 2001, providing a full opportunity for property owners, residents, taxpayers, people and business owners in the Area and all interested persons to be heard; and

WHEREAS, the inclusion of certain areas and properties designated in the Plan within the Area would provide for the elimination and prevention of blight and the

development, redevelopment and rehabilitation of the blighted areas, so that the areas can be developed or redeveloped by the public and private sectors to provide a safer and more useful environment for its users and inhabitants; to develop and redevelop such properties to provide necessary, greater and reasonable economic utilization of such areas; to promote, enhance and provide public facilities; to eliminate traffic, transportation, pedestrian and other hazards within the areas; to ensure reasoned and sound social, physical and economic growth and improvement within the City; to promote the public health, safety and welfare; to promote and effect the goals, objectives and purposes of the Plan and the Comprehensive Plan of the City; to provide a sound financial and economic base for the community; to provide a necessary tax base for the City and to comply with the intent and purposes of the Urban Renewal Law; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Wheat Ridge and the Wheat Ridge Urban Renewal Authority to adopt the Plan as proposed.

NOW THEREFORE BE IT RESOLVED by the Wheat Ridge City Council as follows:

Section 1. That the City Council hereby makes the following findings with respect to the proposed Plan:

A. A feasible method exists for the relocation of families or individuals who may or will be displaced by redevelopment projects in decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

B. A feasible method exists for the relocation of business concerns that may or will be displaced by redevelopment projects either in the Area or in other areas that are not generally less desirable regarding public utilities and public and commercial facilities.

C. The City Council has caused its staff to take reasonable efforts to provide written notice of the public hearing to property owners, residents and business owners in the Area at their last known addresses at least 30 days prior to this public hearing of October 22, 2001.

D. Section 31-25-107 (4) (d) C.R.S. of the Urban Renewal Law does not apply in that not more than 120 days have passed since the first public hearing on this Plan, because this is the first public hearing.

E. Section 31-25-107 (4) (e) C.R.S. of the Urban Renewal Law does not apply in that City Council did not fail to previously approve this Plan.

F. The Plan conforms to the City's Comprehensive Plan.

G. The provisions of the Plan, consistent with the needs of the City, provide maximum opportunity for redevelopment of the Area by private enterprise.

H. Section 31-25-107 (5) C.R.S. of the Urban Renewal Law is not applicable to this Plan.

I. To the extent that the Area may consist of an area of open land which may be developed for non-residential uses under the Plan, City Council hereby determines that such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and the City's objectives. The potential acquisition of such areas may require the actions of the Authority, in compliance with the Urban Renewal Law, because such open areas are within areas of blight or blighted conditions.

J. City Council has determined that the boundaries of the Area have been drawn as narrowly as feasible to accomplish the planning and development objectives of the Plan in accordance with Section 31-25-107(1) C.R.S. of the Urban Renewal Law.

Section 2. Although the Plan provides for the use of tax increment financing, such financing mechanisms will not be utilized with the initial adoption of this Plan at this time, but will be considered at an appropriate time when redevelopment projects or market factors necessitate or justify same or promote the use of tax increment financing as appropriate. Modifications of this Plan may then be necessary to implement tax increment financing.

Section 3. The Jefferson County School District was permitted to participate in an advisory capacity regarding this Plan.

Section 4. The Jefferson County Board of Commissioners was provided a copy of the Plan and information regarding its impact, in compliance with the Urban Renewal Law.

Section 5. The Wheat Ridge Urban Renewal Authority is authorized to exercise the powers of eminent domain to carry out, effect and administer the Plan.

Section 6. The proposed Plan accompanying this Resolution and incorporated herein is adopted as the Wadsworth Boulevard Corridor Redevelopment Plan for the City of Wheat Ridge and may be referred to as the Wadsworth Redevelopment Plan. The Plan is an urban renewal plan as defined in Section 31-25-103(9) C.R.S. of the Urban Renewal Law.

Section 7. The Wadsworth Redevelopment Plan shall control the land area, land use, design, building requirements, timing of development, and procedure for implementation of such Plan in the Wadsworth Corridor Redevelopment Area and in the City of Wheat Ridge, as may be applicable.

DONE AND RESOLVED this 22nd day of October 2001.



ATTEST:


Wanda Sang, City Clerk


Gretchen Cerveny, Mayor

WHEAT RIDGE URBAN RENEWAL AUTHORITY
RESOLUTION NO. 05
Series of 2001

**TITLE: A RESOLUTION APPROVING A PROPOSED
REDEVELOPMENT PLAN FOR WADSWORTH
BOULEVARD BETWEEN 35TH AVENUE AND 45TH
AVENUE, AND TRANSMITTING THE SAME TO THE
WHEAT RIDGE CITY COUNCIL.**

WHEREAS, the Wheat Ridge Urban Renewal Authority is authorized under C.R.S. 31-25-105(1)(i) of the Urban Renewal Law to prepare a plan for redevelopment for certain areas of the City of Wheat Ridge, Colorado; and

WHEREAS, the Wheat Ridge City Council, upon recommendation of the Wheat Ridge Urban Renewal Authority, did on April 23, 2001 make a finding of the presence of blight in the area included in the redevelopment plan; and

WHEREAS, the Wheat Ridge Urban Renewal Authority held a public meeting for the purpose of receiving comment on the redevelopment plan;

NOW THEREFORE BE IT RESOLVED by the Wheat Ridge Urban Renewal Authority of the City of Wheat Ridge, Colorado, as follows:

Section 1. The proposed redevelopment plan attached hereto as **Exhibit 1** be, and hereby is, approved by the Authority.

Section 2. The Authority hereby transmits the proposed 38th Avenue Redevelopment Plan to the City Council with the request that the City Council hold a public hearing to formally adopt the redevelopment plan.

DONE AND RESOLVED THIS 15th day of October, 2001.

WHEAT RIDGE URBAN RENEWAL
AUTHORITY

By: 
Chairman

ATTEST:


Secretary to the Authority

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1.0 PREFACE AND BACKGROUND

1.1 Preface

This Wadsworth Boulevard Corridor Redevelopment Plan (Corridor Redevelopment Plan), is an urban renewal plan prepared for the Wheat Ridge Urban Renewal Authority (the Authority) and the City of Wheat Ridge (the City), pursuant to the provisions of the Colorado Urban Renewal Law, Colo. Rev. Stat. §§ 31-25-101 et seq (Colorado Urban Renewal Law). This Corridor Redevelopment Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized activities under Colorado statutes, as cited above, within the boundaries of the Wadsworth Boulevard Corridor Redevelopment Area (Redevelopment Area), located in the City of Wheat Ridge, Jefferson County. For the purposes of this Plan, the term "Redevelopment Area" shall have the same meaning as "urban renewal area" as defined in §31-25-103(8) C.R.S. of the Urban Renewal Law.

Except as may otherwise be provided, the administration of the urban renewal projects and the implementation and enforcement of this Corridor Redevelopment Plan, including without limitation the preparation and execution of any implementing documents, shall be performed by the Authority.

This Corridor Redevelopment Plan has been prepared by the Authority and approved by the City Council in recognition that the Redevelopment Area requires a comprehensive and integrated development strategy in order to accomplish the City's objectives for improving the viability of Wadsworth Boulevard.

Redevelopment activities within the Redevelopment Area are anticipated to occur over a substantial period of time, perhaps up to ten to fifteen years.

2.0 FINDINGS

2.1 Finding of Blight

Based on the evidence presented at a public hearing, and in the Wadsworth Boulevard Corridor Blight Study (Dated April 11, 2001, and filed with the Jefferson County Clerk), the City Council, by Resolution No. 11-2001, made a finding that the Wadsworth Boulevard Redevelopment Area was "blighted" as defined by Colorado Urban Renewal Law, by the existence of the following factors: i) deteriorated or deteriorating structures and sites, (ii) defective or

inadequate street layout, or faulty lot layout in relation to size, adequacy, accessibility or usefulness, (iii) unsanitary and unsafe conditions, (iv) defective or unusual conditions of title rendering title non-marketable; (v) buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, or faulty or inadequate facilities; (vi) environmental contamination of property; and (vii) inadequate public improvements or utilities. The City Council also found that such blight substantially impairs the sound growth of the City, constitutes an economic and social liability, and is a menace to the public health, safety, and welfare of the community.

2.2 Preparation of the Wadsworth Boulevard Corridor Redevelopment Plan

The findings and recommendations contained in this Corridor Redevelopment Plan were formulated in part, from information collected from site inspections of the Redevelopment Area; interviews with developers, landowners, and business-owners; comments and suggestions received at a community meeting held on August 28, 2001; results from a questionnaire sent to all property-owners within the Redevelopment Area; interviews with city staff; and a review of relevant public documents, including the Wheat Ridge Comprehensive Plan (adopted, Jan. 2000), the Wadsworth Boulevard Corridor Study (adopted, 1999), the zoning ordinance, and the Streetscape and Architectural Design Manual.

2.3 Urban Renewal Projects

Based on the existence of blight, the Redevelopment Area is appropriate for authorized undertakings and activities of the Authority, pursuant to the Urban Renewal Law.

3.0 CONFORMANCE

3.1 Colorado Urban Renewal Law

This Corridor Redevelopment Plan is in conformity with the applicable statutory requirements of the Colorado Urban Renewal Law.

3.2 The Wheat Ridge Comprehensive Plan

The City amended and adopted a Comprehensive Plan in January 2000. The Comprehensive Plan includes desirable land use patterns, as well as general goals and objectives intended to guide future growth on Wadsworth

Boulevard. The land use pattern envisioned by the Comprehensive Plan for the Redevelopment Area is "Community Commercial Center" development, which includes a mix of compatible retail and office uses that primarily serve a regional market area.

The Comprehensive Plan's primary goals and recommendations that apply to future growth and development along Wadsworth Boulevard are as follows:

- a. Future Land Uses
 - Encourage Community Commercial Center development along Wadsworth Boulevard.
- b. Community Character
 - Complement and promote the City's image and identity through good urban design and open space buffering.
- c. Sustainable Economic Development
 - Maintain a healthy business climate for existing businesses by making revitalization a continuing priority.
 - Pursue high quality redevelopment that minimizes impacts to residential neighborhoods.

The findings and recommendations of this Corridor Redevelopment Plan are consistent with the land use patterns, goals and objectives identified in the adopted Comprehensive Plan.

3.3 Consistency with the Wadsworth Boulevard Corridor Plan

The Wadsworth Boulevard Corridor Plan was approved by the City Council in 1999. The objective of the plan was to mitigate a variety of traffic problems along Wadsworth Boulevard by relating transportation improvements to land use and design actions in a strategy for coordinated improvement. In doing so, the following key aspects and principles were developed during the planning process to guide the recommendations contained in that plan:

- a. Land Use Element
 - Key Aspect:
 - Improve the market potential and physical environment along Wadsworth Boulevard.

Principles:

- Renovate and redevelop outdated and obsolete uses.
- Improve retail quality.
- Facilitate the development potential of large, single-ownership sites.
- Create a pedestrian friendly environment.

b. Transportation Element

Key Aspect:

- Improve functionality and safety for vehicle and transit movement.

Principles:

- Concentrate points of access.
- Create uniform roadway sections.
- Create a network of circulation.
- Improve access to business properties.
- Improve visibility of businesses.
- Improve the functions of intersections.

c. Urban Design Element

Key Aspect:

- Improve the physical appearance and amenities of Wadsworth Boulevard.

Principles:

- Break down the scale of blocks.
- Add streetscape and identity elements.
- Enhance the City's image with landscaping and streetscape elements.
- Create a pedestrian access network.

The findings and recommendations of this Corridor Redevelopment Plan are consistent with the key aspects and principles of the Wadsworth Boulevard Corridor Plan.

3.4 Boundaries of the Wadsworth Boulevard Corridor Redevelopment Plan

This Corridor Redevelopment Plan applies to a portion of the Redevelopment Area, which generally includes those properties along both the east and west sides of Wadsworth Boulevard, beginning south of 38th Avenue, extending

north beyond 44th Avenue. SEE: FIGURE 1, URBAN RENEWAL BOUNDARY MAP. A legal description of this Plan Area is included in *Appendix A*.

3.5 Wadsworth Boulevard Corridor Redevelopment Plan Objectives

The objectives of this Corridor Redevelopment Plan are as follows:

- To provide a framework that encourages private development opportunities.
- To encourage the development of uses that serve a regional market area as well as the continuation of uses that serve specific local market demands.
- To improve vehicular circulation and pedestrian movement.
- To encourage new development and redevelopment with superior urban design features.
- To engage in all redevelopment activities under Colorado Urban Renewal Law to effect the elimination and spread of blight in the Redevelopment Area.

4.0 REDEVELOPMENT ACTIVITIES

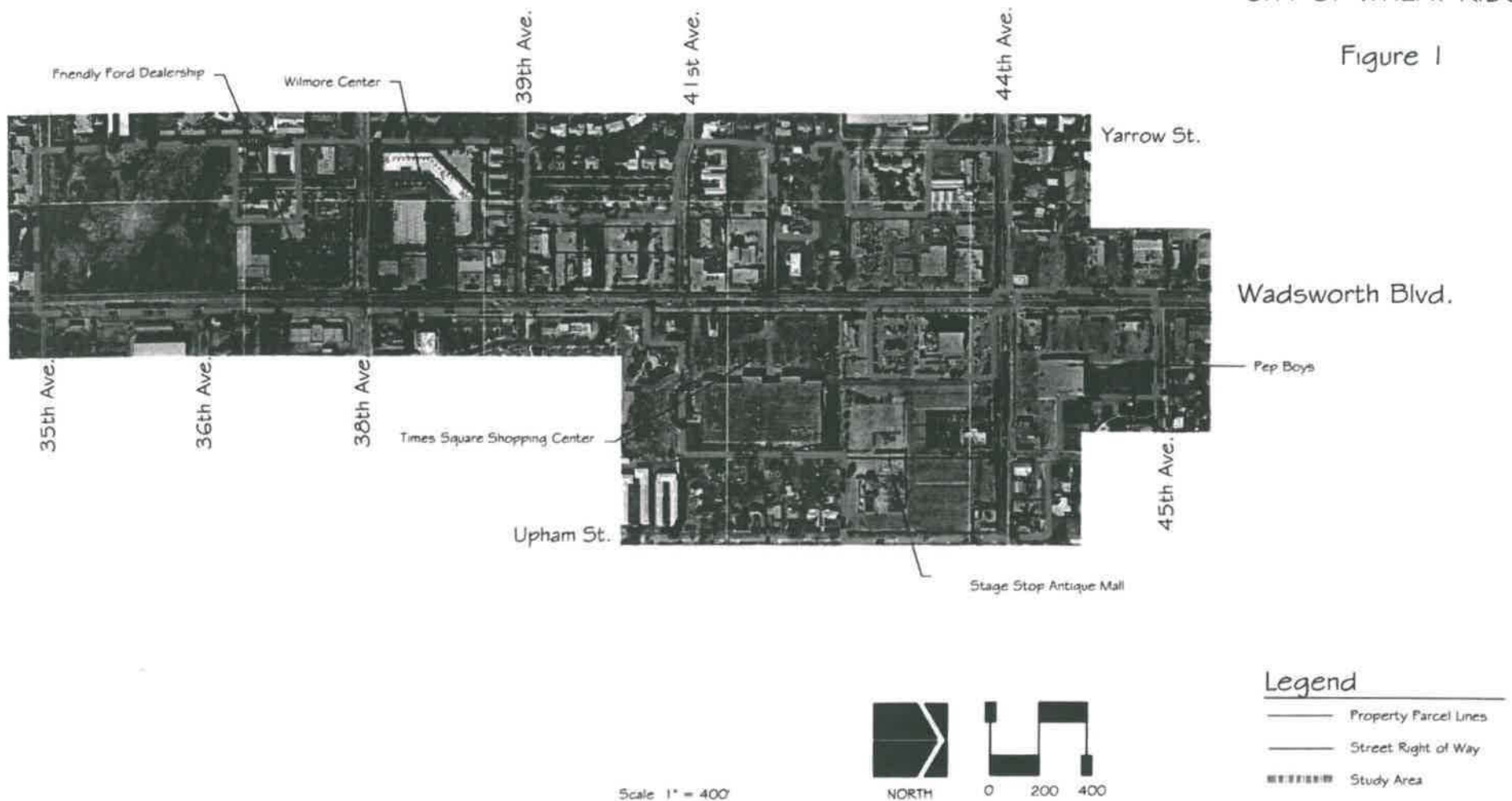
Public projects are intended to stimulate private sector development in and around the Redevelopment Area. The combination of public and private investment will assist in implementing redevelopment activities, consistent with the objectives of this Corridor Redevelopment Plan for the Redevelopment Area, and contribute to increased property and sales taxes for the City.

4.1 Redevelopment Techniques

In undertaking all urban renewal projects pursuant to this Corridor Redevelopment Plan, the Authority may utilize any the following redevelopment techniques and activities as deemed appropriate for the elimination or prevention of the spread of blighted areas within the Redevelopments Area, pursuant to Colorado Urban Renewal Law.

WADSWORTH CORRIDOR
URBAN RENEWAL
AREA BOUNDARY MAP
CITY OF WHEAT RIDGE

Figure 1



a. Demolition. The Authority may provide for the demolition and clearance of buildings, structures and other improvements in the Redevelopment Area.

b. Public Improvements. The Authority may cause, finance, or facilitate the design, installation, construction and reconstruction of any public improvements in the Redevelopment Area.

c. Land Acquisition. The Authority shall have the power to facilitate urban renewal activities in the Redevelopment Area by acquiring real property through condemnation proceedings pursuant to the requirements and procedures established by the Colorado Urban Renewal Law, CRS §31-25-105(1)(e). The Authority shall have the power to exercise its legal right to acquire real property and improvements, and all interests therein, by eminent domain.

d. Redevelopment and Rehabilitation. Appropriate activities may include such undertakings and activities authorized by the Colorado Urban Renewal Law or this Corridor Redevelopment Plan, including the redevelopment techniques identified in this section determined to be necessary or desirable.

e. Relocation. Relocating individuals and families from the Redevelopment Area may be required to facilitate redevelopment activities contemplated by this Corridor Redevelopment Plan. All relocation activities require that the City Council find a feasible method for the relocation of individuals and families who will be displaced by an urban renewal project (CRS §31-25-107(4)(a)).

The Authority shall prepare and implement relocation plans or policies before any business, family, tenant or individual is relocated. Such plans or policies shall include but will not be limited to the following provisions:

- i. Methods for temporary relocations.
- ii. Relocation to areas not generally less desirable in regard to public utilities; public and commercial facilities; at rents or prices within the financial means of such persons and families; into equally decent and sanitary dwellings as available to such persons; and in places reasonably accessible to their employment.

- iii. To provide for reasonable relocation payments (as determined by the Authority) for moving expenses and actual loss of property directly related to relocation.
- iv. For businesses, to provide for losses of goodwill and profits which are reasonably and directly related to relocation for which compensation is not otherwise provided.

f. Other Techniques. Other redevelopment activities contemplated by this Corridor Redevelopment Plan may include changes to applicable zoning, land use and building code requirements.

5.0 PROJECT FINANCING

Urban renewal projects may be financed in whole or in part by the Authority under the tax increment financing (TIF) provisions of CRS §31-25-107(9)(a), of the Colorado Urban Renewal Law, or by any other available source of financing authorized to be undertaken by the Authority under the Colorado Urban Renewal Law, CRS §31-25-105.

5.1 Financing Methods

The Authority is authorized to finance the urban renewal projects within the Redevelopment Area with revenues from the property and sales tax increments, interest income, federal loans or grants, or any other available source of revenues. The Authority is authorized to issue bonds and incur other obligations contemplated by the Colorado Urban Renewal Law in an amount sufficient to finance all or any part of an urban renewal project within the Redevelopment Area. The Authority is authorized to borrow funds and create indebtedness in any authorized form in carrying out this Corridor Redevelopment Plan in the manner contemplated by the Colorado Urban Renewal Law. Any principal and interest on such indebtedness may be paid from property and sales tax increments, or any other funds, revenues, assets or properties legally available to the Authority.

5.2 Potential Utilization of Tax Increment Financing (TIF)

After the initial date of adoption of this Corridor Redevelopment Plan, as described in the Resolution approving this Plan, the City may authorize the utilization of TIF under CRS §31-25-107(9) of the Urban Renewal Law, at such time, or times, that a redevelopment project or projects is/are initiated under

the provisions of this Corridor Redevelopment Plan within the Redevelopment Area. Such TIF may be utilized in the entire Redevelopment Area or portions of the Redevelopment Area.

The utilization of TIF for such redevelopment activities as described herein, will necessitate a modification of, or to this Corridor Redevelopment Plan, by the City, in compliance with the provisions of CRS §31-25-107(7) of the Colorado Urban Renewal Law governing such modifications. The details of this utilization of TIF may also be provided for by agreement between the City and the Authority.

6.0 LAND USE CONCEPT

The general land use concept envisioned by this Corridor Redevelopment Plan for the Redevelopment Area is subject to further refinement and revision as future plans and/or projects are proposed for specific properties within the Redevelopment Area. The Authority, in cooperation with and at the direction and guidance of the City, shall adopt such refinements and revisions to this Plan related to the general land use concept. *SEE: FIGURE 2, LAND USE CONCEPT PLAN.*

The land use concept envisioned by this Corridor Redevelopment Plan is to strengthen the market potential and identity of Wadsworth Boulevard as a regional, destination-oriented commercial center, by facilitating opportunities for developing additional regional-scaled projects, maintaining desirable community-oriented uses, and improving the physical environment of the Redevelopment Area. Larger, existing properties under single ownership or management should be redeveloped to increase the intensity and continuity of destination-oriented commercial uses within this Redevelopment Area. It is anticipated that redevelopment of these larger sites will facilitate desirable redevelopment activity on smaller parcels more suitable for community-oriented uses. Over time, as this type of redevelopment activity increases, the City can use this opportunity to eliminate existing incompatible uses, consolidate fragmented parcels for improved vehicular movement and pedestrian circulation within the Redevelopment Area.

The Wadsworth Boulevard Corridor Plan (1999) identifies three properties that are suitable for major redevelopment opportunities at key locations within the Redevelopment Area. The physical and locational attributes of these properties are most favorable to large-scale, cohesively planned developments. These properties are also more likely to require additional efforts between the property-owners and the City in order to facilitate redevelopment activity. The

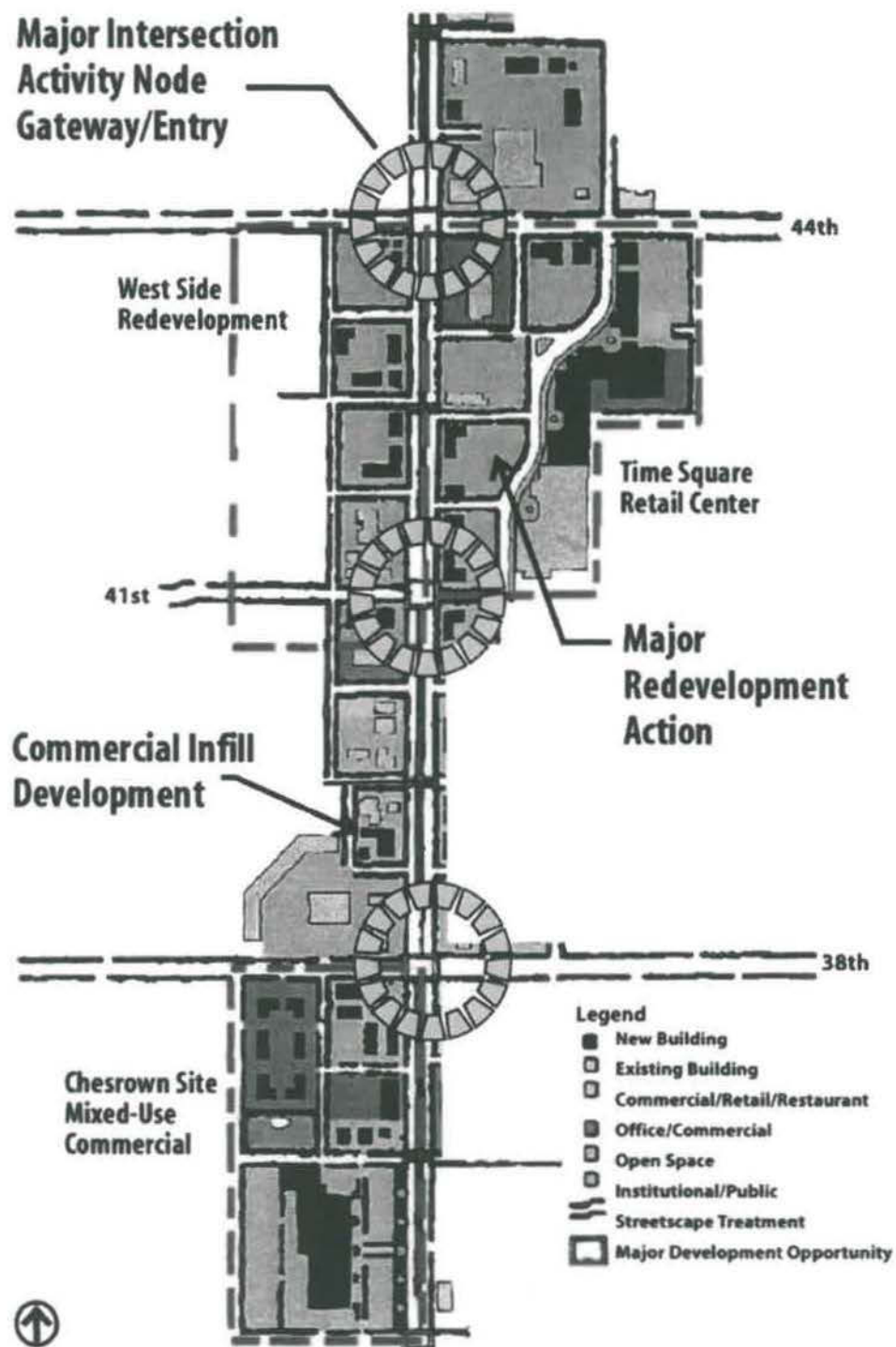


Figure 2 Wadsworth Boulevard Land Use Concept Plan
 Modified from the "Wadsworth Boulevard Corridor: Transportation, Land
 Use and Design Plan," City of Wheat Ridge, Colorado, May 1999

redevelopment activities contemplated by this Corridor Redevelopment Plan are intended to support these land use recommendations. It is further recommended that redevelopment activities in these identified areas concentrate on municipal sales tax-generating commercial-retail uses.

The following descriptions of these properties summarize the potential development opportunities for each property, as recommended by the Wadsworth Boulevard Corridor Plan.

6.1 Times Square Shopping Center

The Time Square Shopping Center site is located on the southeast corner of Wadsworth Blvd. and 44th Avenue. This potential redevelopment area is approximately 14.5 acres, and extends from the shopping center property north to 44th Avenue (not including the bank parcel on the corner). The existing shopping center is approximately 120,000 square feet, and includes the Grocery Warehouse, Rite-Aid Drug, a U.S. Postal facility, and additional shops and pads. Given the size and scale of this site, it is underutilized by current zoning and development standards, and could reasonably support more intensive development including a regional anchor tenant.

One feasible option for this site is total redevelopment of the property, including a new grocery store as the anchor use, increased square footage for new retail uses, and additional pad sites. A less intensive proposal would also be feasible, such as a partial renovation and façade improvements to the existing shopping center.



6.2 "John Elway Auto Nation" Site

This site is approximately 15 acres, and includes the existing auto dealership parcel on the southwest corner of 38th Avenue and Wadsworth Boulevard and a large vacant parcel to the south. Two acres of wetlands have already been mitigated off-site; one acre of wetland will need to be included in any future concept plan for the site.

Given the relatively small size of this site (assuming the dealership remains on one of the two parcels), a range of small-scale development options are considered feasible, such as:

- A commercial retail center
- Pad uses, such as restaurants, gas stations, and auto-oriented services
- Village retail (similar to the commercial retail center, but with more pedestrian-oriented design features including buildings located closer to the street, less visible parking, and a mix of compatible uses)
- A single tenant retail or office use

- A medical office or clinic

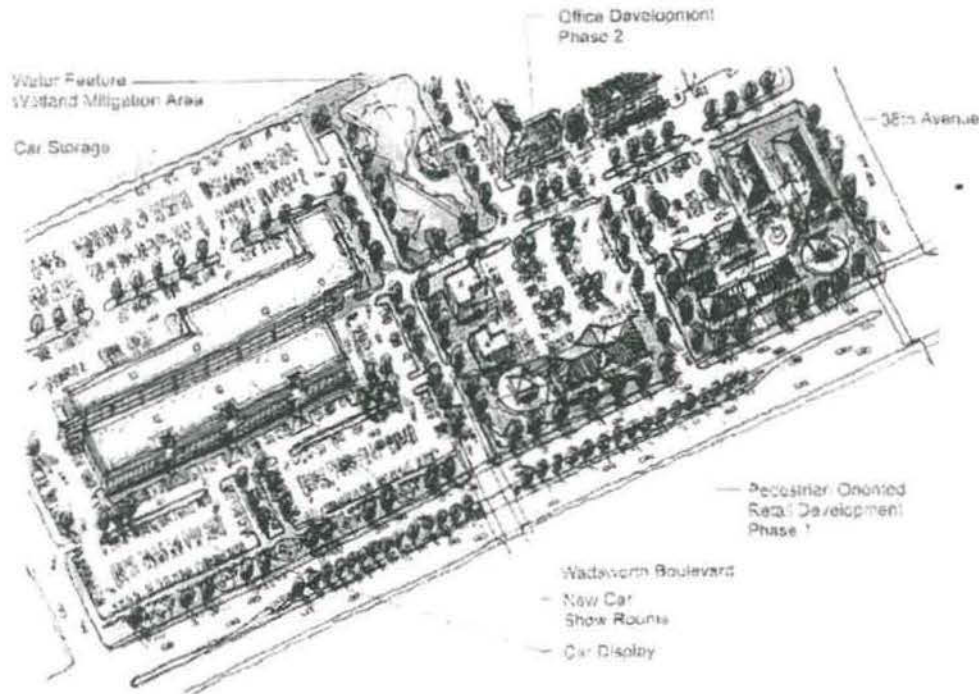


Figure V-16: John Elway Auto Nation USA Ford Development

6.3 Southwest Corner of 44th Avenue and Wadsworth Blvd.

This area includes a number of individually owned parcels, some with existing viable uses and others that are underutilized. The Wardel feed building is located in this area and is currently being used as a recycling center.

Given the multiple property owners associated with this area, the recommended redevelopment scenario is to treat the area as a cohesively planned subarea rather than a single redevelopment project, which would require potentially cost-prohibitive land assembly. The subarea plan would require the cooperation of several property-owners, selective re-tenanting and redevelopment, façade and site improvements, and cross easements (to open up the back of some of the properties). Appropriate future uses for the subarea could include:

- Pad uses, such as restaurants, gas stations, and auto-oriented services.
- Village retail

- A single tenant retail or office use.
- Specialty restaurants.

A subarea plan would require an internal circulation plan, along some compatible infill and new construction to achieve a more feasible development density.

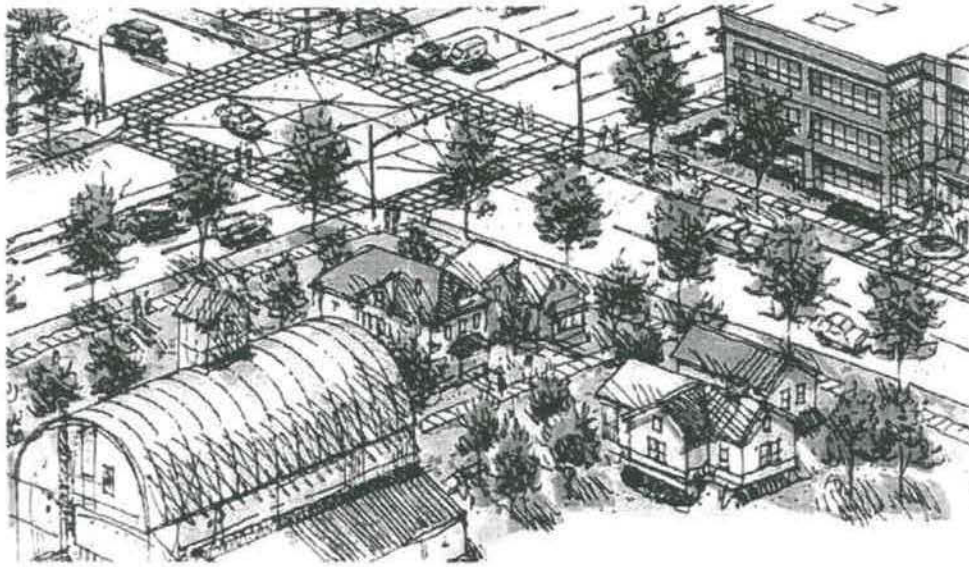


Figure V-18: Wardle's Feed with Commercial Infill

7.0 LAND USE PLAN

Land use within the Redevelopment Area shall conform to those uses (by right or otherwise) permitted by the City's adopted comprehensive plan, zoning code, and other applicable ordinances and regulations.

8.0 AMENDMENTS TO THE PLAN

This approved Corridor Redevelopment Plan may be modified pursuant to CRS §31-25-107 of the Urban Renewal Law governing such modifications.

9.0 REASONABLE VARIATIONS

In specific cases, where a literal enforcement of the provisions contained in this approved Corridor Redevelopment Plan constitutes an unreasonable limitation beyond the intent and purpose of this Plan (as determined by the Authority), the Authority may allow reasonable variances from these provisions.

Appendix A

Wadsworth Corridor

A tract of land in Section 23, and the north half of Section 26, Township 3 South, Range 69 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Southwest Corner of the Northeast ¼ of said Section 23; thence proceeding on a bearing of N00°10'12"W and a distance of 635.69 feet on and along the West line of the Northeast ¼ of said Section 23 to the True Point of Beginning.

Thence, N89°47'22"E a distance of 415.39 feet, along the North line of Coulehan Grange Subdivision, as recorded in the official records of the County of Jefferson, State of Colorado;

Thence S00°10'16"E a distance of 405.00 feet, along the East line of the parcels as recorded in Book 2335 Page 785 under Reception Number F0856884 at said County of Jefferson, State of Colorado;

Thence N89°41'35"E a distance of 206.57 feet, along the North side of the parcel recorded at Reception Number F0856884 at said County of Jefferson, State of Colorado, to a point on the West Right-of-Way line of Vance Street;

Thence S42°30'33"E a distance of 74.25 feet, to a point on the East Right-of-Way line of Vance Street, said point being on the West Line of a parcel as recorded at F0532782, said County of Jefferson, State of Colorado;

Thence N89°41'37"E a distance of 169.31 feet;

Thence N00°11'28"W a distance of 6.00 feet;

Thence N89°41'38"E a distance of 146.31 feet, to a point on the East line of Lot 4, Coulehan Grange Subdivision, as recorded in the official records of said County of Jefferson, State of Colorado;

Thence S00°10'12"E a distance of 181.00 feet, on and along the East line of said Lot 4, Coulehan Grange Subdivision, to a point on the South line of the NE ¼ of Section 23;

Thence N89°41'37"E a distance of 22.83 feet, on and along said South line of the NE ¼, Section 23;

Thence S00°13'03"E a distance of 661.01 feet, on and along the East Right-of-Way line of Upham Street;

Thence S89°39'45"W a distance of 353.61 feet, on and along the South line of the parcel recorded at Reception Number F0330477, and to a point on the East line of the Times Square Subdivision, as recorded at said County of Jefferson, State of Colorado;

Thence S00°12'12"E a distance of 661.13 feet, on and along the East line of said Times Square Subdivision;

Thence S89°39'57"W a distance of 462.76 feet, on and along the South line of said Times Square Subdivision;

Thence S00°10'23"E a distance of 132.50 feet, on and along the West line of Currier Subdivision, as recorded in the official records of the County of Jefferson, State of Colorado;

Thence S89°39'09"E a distance of 150.00 feet, to a point on the East Right-of-Way line of Wadsworth Boulevard;

Thence S00°10'09"E a distance of 132.03 feet, on and along the East Right-of-Way line of Wadsworth Boulevard;

Thence N89°39'22"E a distance of 20.00 feet, on and along said East Right-of-Way line;

Thence S00°10'12"E a distance of 1057.80 feet, on and along said East Right-of-Way line, said line also being the West line of the Wheat Ridge Marketplace First Filing Subdivision as recorded in said County of Jefferson, State of Colorado, to a point on the North line of the Northeast ¼ of Section 26;

Thence S00°19'34"E a distance of 302.14 feet, on and along the East Right-of-Way line of Wadsworth Boulevard;

Thence S89°23'54"W a distance of 20.00 feet, on and along said East Right-of-Way line;

Thence S00°19'29"E a distance of 358.18 feet, on and along said East Right-of-Way line;

Thence N89°37'43"E a distance of 20.06 feet, on and along said East Right-of-Way line;

Thence S00°19'33"E a distance of 439.60 feet, on and along said East Right-of-Way line;

Thence S89°38'52"W a distance of 17.90 feet, on and along said East Right-of-way line;

Thence S00°19'35"E a distance of 257.52 feet, on and along said East Right-of-Way line;

Thence S89°41'38"W a distance of 47.14 feet, on and along said East Right-of-Way line, to a point on the East line of the Northeast ¼ of Section 26;

Thence N00°19'35"W a distance of 5.00 feet, on and along the East line of the Northeast ¼ of Section 26;

Thence S89°41'23"W a distance of 660.00 feet, on and along the South Right-of-Way line of West 35th Avenue;

Thence N00°19'35"W a distance of 823.78 feet, to the Southwest corner of the Adkins Subdivision, as recorded in the official records of said County of Jefferson, State of Colorado;

Thence N89°37'49"E a distance of 330.00 feet, on and along the South line of said Adkins Subdivision;

Thence N00°19'39"W a distance of 270.00 feet, on and along the East line of said Adkins Subdivision, to the Southeast corner of a parcel recorded at F0768224, said County of Jefferson, State of Colorado;

Thence S89°16'58"W a distance of 330.00 feet, on and along the North line of the parcels as recorded at the Reception Numbers F0768224 and 85079150 in the official records of said County of Jefferson, State of Colorado;

Thence N00°20'15"W a distance of 260.00 feet, on and along the West line of said Adkins Subdivision, to a point on the South line of the Southwest ¼ of Section 23;

Thence N89°37'48"E a distance of 2.52 feet, on and along the South line of the Southwest ¼ of Section 23;

Thence N00°20'16"W a distance of 686.44 feet, on and along the West line of the Wilmore Center Subdivision, as recorded in the official records of said County of Jefferson, State of Colorado, to a point on the South Right-of-Way line of West 39th Avenue;

Thence N89°38'44"E a distance of 310.29 feet, on and along the South Right-of-Way line of West 39th Avenue;

Thence N00°21'12"W a distance of 611.13 feet, on and along the East line of Laurel Subdivision, as recorded in the official records of said County of Jefferson, State of Colorado, to a point on the South Right-of-Way line of West 41st Avenue;

Thence S89°38'51"W a distance of 234.14 feet, on and along the South Right-of-Way line of West 41st Avenue;

Thence N71°34'19"W a distance of 77.57 feet, on and along the South Right-of-Way line of West 41st Avenue, to a point on the West line of the Melrose Manor Subdivision, as recorded in the official records of said County of Jefferson, State of Colorado;

Thence N00°18'44"W a distance of 185.68 feet, on and along the West line of said Melrose Manor Subdivision, to the Southwest corner of a parcel as recorded at the Reception Number F0155284, in the official records of said County of Jefferson, State of Colorado;

Thence N89°41'44"E a distance of 303.00 feet, on and along the South line of said parcel;

Thence N00°10'12"W a distance of 205.46 feet, on and along the East line of said parcel, to a point on the North right-of-Way line of Three Acre Lane;

Thence N89°46'48"E a distance of 97.12 feet, on and along the North Right-of-Way line of Three Acre Lane, to the Southeast corner of Lot 5, Three Acre Subdivision, as recorded in the official records of said County of Jefferson, State of Colorado;

Thence N00°13'12"W a distance of 158.00 feet, on and along the East line of said Lot 5, Three Acre Subdivision;

Thence S89°46'48"W a distance of 400.00 feet, on and along the North line of said Three Acre Subdivision, to a point on the East line of Melrose Manor

Subdivision, as recorded, in the official records of said County of Jefferson, State of Colorado;

Thence N00°12'22"E a distance of 78.93 feet, on and along the East line of said Melrose Manor Subdivision to a point of curvature, said point being on a curve to the left;

Thence along said curve to the left, said curve having a radius of 42.20 feet, a central angle of 60°00'00", and a chord bearing of N30°12'22"E, said curve being on and along the East Right-of-Way of Yarrow Street;

Thence N00°13'45"W a distance of 20.00 feet, on and along said Right-of-Way to the Southwest corner of Gaul Subdivision, as recorded in the official records of the County of Jefferson, State of Colorado;

Thence N89°38'49"E a distance of 274.17 feet, on and along the South line of said Gaul Subdivision;

Thence N00°13'55"W a distance of 331.05 feet, on and along the East line of said Gaul Subdivision;

Thence S89°41'42"W a distance of 274.15 feet, along the North line of Lot 3, Gaul Subdivision, to a point on the East Right-of-Way line of Yarrow Street;

Thence N00°13'50"W a distance of 310.00 feet, on and along the East Right-of-Way line of Yarrow Street, to a point on the South line of the Northwest ¼ of Section 23;

Thence N00°13'50"W a distance of 30.00 feet, to a point on the North Right-of-Way line of West 44th Avenue;

Thence N89°41'00"E a distance of 77.85 feet, on and along said North Right-of-Way line;

Thence N00°13'39"W a distance of 2.52 feet, on and along said North Right-of-Way line;

Thence N86°47'35"E a distance of 345.35 feet, on and along said North Right-of-Way line;

Thence N89°41'58"E a distance of 129.62 feet, on and along said North Right-of-Way line, to a point on the West Right-of-Way line of Wadsworth Boulevard;

Thence N47°29'14"E a distance of 30.47 feet, on and along said West Right-of-Way line;

Thence N00°10'18"W a distance of 210.19 feet, on and along said West Right-of-Way line;

Thence N89°30'32"E a distance of 14.00 feet, on and along said Right-of-Way line;

Thence N00°10'11"W a distance of 355.09 feet, on and along said Right-of-Way line;

Thence N89°49'48"E a distance of 45.00 feet, to the True Point of Beginning.

EXCEPT FOR A TRACT OF LAND IN THE SOUTHEAST ¼ OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of the Southeast ¼ of Section 23,
thence S56°34'28"E a distance of 54.02 feet to the True Point of Beginning.

Thence N89°42'47"E a distance of 283.51, feet on and along the South
Right-of-Way line of West 44th Avenue;

Thence S00°11'11"E a distance of 631.18 feet, on and along the Westerly
line of Times Square Subdivision, as recorded in the official records of said
County of Jefferson, State of Colorado;

Thence S89°40'33"W a distance of 283.69 feet, along a Northerly line of
said Times Square Subdivision, to a point on the East Right-of-Way of Wadsworth
Boulevard;

Thence N00°10'12"W a distance of 631.34 feet, on and along the East
Right-of-Way of Wadsworth Boulevard to the True Point of Beginning.

**The area described above contains 3,659,074 square feet (84.00 acres)
more or less.**



The drafter of this description is David F. Brossman, P.L.S., prepared on behalf of the
Wheat Ridge Urban Renewal Authority, 7500 W. 29th Ave., Wheat Ridge, CO 80215-
6713, and is not to be construed as a monumented land survey.

**FIRST MODIFICATION TO THE
WADSWORTH BOULEVARD CORRIDOR
REDEVELOPMENT PLAN**

The Wadsworth Boulevard Corridor Redevelopment Plan was adopted by the Wheat Ridge City Council on October 22, 2001. The Authority recommended that the City Council give notice and hold the necessary public hearing to consider Tax Increment Financing (TIF) relating to Property Tax and Sales Tax.

The purpose of this modification to the Wadsworth Boulevard Corridor Redevelopment Plan is to make a Substantial Modification to the Wadsworth Boulevard Corridor Redevelopment Plan to allow the use of TIF relating to Property Tax and Sales Tax for the property as described in **Attachments A through D**. All other provisions of the Wadsworth Boulevard Corridor Redevelopment Plan are to remain in effect as the Plan was adopted by City Council Resolution 26-2001 on October 22, 2001.

The proposed uses of this expanded area are for mixed use commercial uses consistent with the plan.

Attachment A

LEGAL DESCRIPTION:

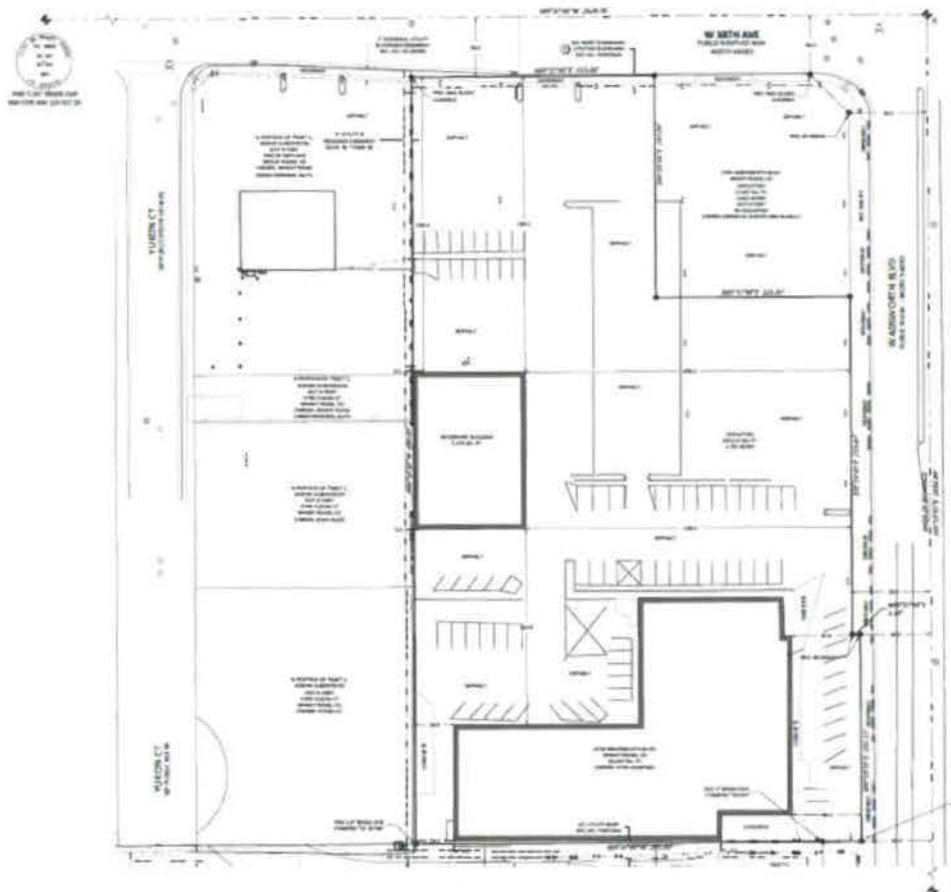
THAT PART OF THE N1/2 NE1/4 NW1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30' WEST AND 30' SOUTH OF THE NE CORNER OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 26; THENCE SOUTH 150' TO THE POINT OF BEGINNING;

THENCE SOUTH ALONG A WEST RIGHT OF WAY LINE OF WADSWORTH BOULEVARD 348'; THENCE WEST PARALLEL TO THE CENTER LINE OF WEST 38TH AVENUE 300'; THENCE NORTH PARALLEL TO THE CENTER LINE OF WADSWORTH BOULEVARD 498' TO A POINT ON THE SOUTH LINE OF WEST 38TH AVENUE; THENCE EAST ALONG THE SOUTH LINE OF WEST 38TH AVENUE 155'; THENCE SOUTH PARALLEL TO THE CENTER LINE OF WADSWORTH BOULEVARD 150'; THENCE EAST PARALLEL TO THE CENTER LINE OF WEST 38TH AVENUE 145' TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF RESERVED BY THE COUNTY OF JEFFERSON FOR PUBLIC ROADWAY PURPOSES IN COMMISSIONER'S DEED RECORDED JANUARY 6, 1958 IN BOOK 1098 AT PAGE 66; AND

EXCEPT THAT PORTION THEREOF AS DESCRIBED IN RULE AND ORDER RECORDED OCTOBER 27, 1960 IN BOOK 1314 AT PAGE 493; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF WHEAT RIDGE BY WARRANTY DEED RECORDED JANUARY 28, 1991 AT RECEPTION NO. 91007650, COUNTY OF JEFFERSON, STATE OF COLORADO.



Attachment B

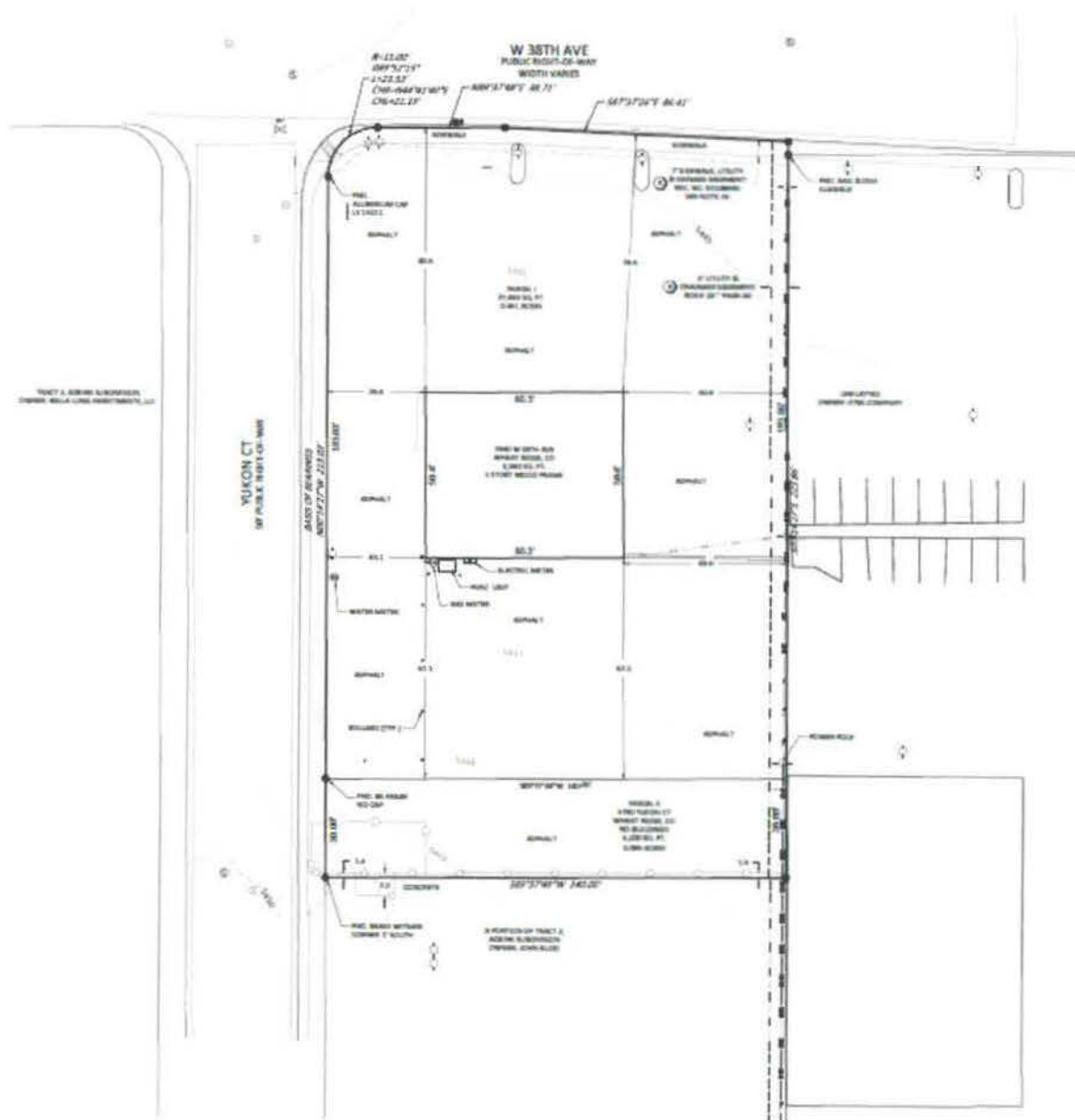
LEGAL DESCRIPTION:

PARTICLE 12

THE NORTH 198 FEET OF TRACT 1,
ADAMS SUBDIVISION,
EXCEPT THAT PORTION CONVEYED TO THE CITY OF WHEAT RIDGE BY INSTRUMENT RECORDED OCTOBER
26, 1992 AT RECEPTION NO. 92136103,
COUNTY OF JEFFERSON,
STATE OF COLORADO.

PARTICULARS:

THE SOUTH 30 FEET OF THE NORTH 228 FEET OF TRACT 1,
ADAMS SUBDIVISION,
COUNTY OF JEFFERSON,
STATE OF COLORADO.



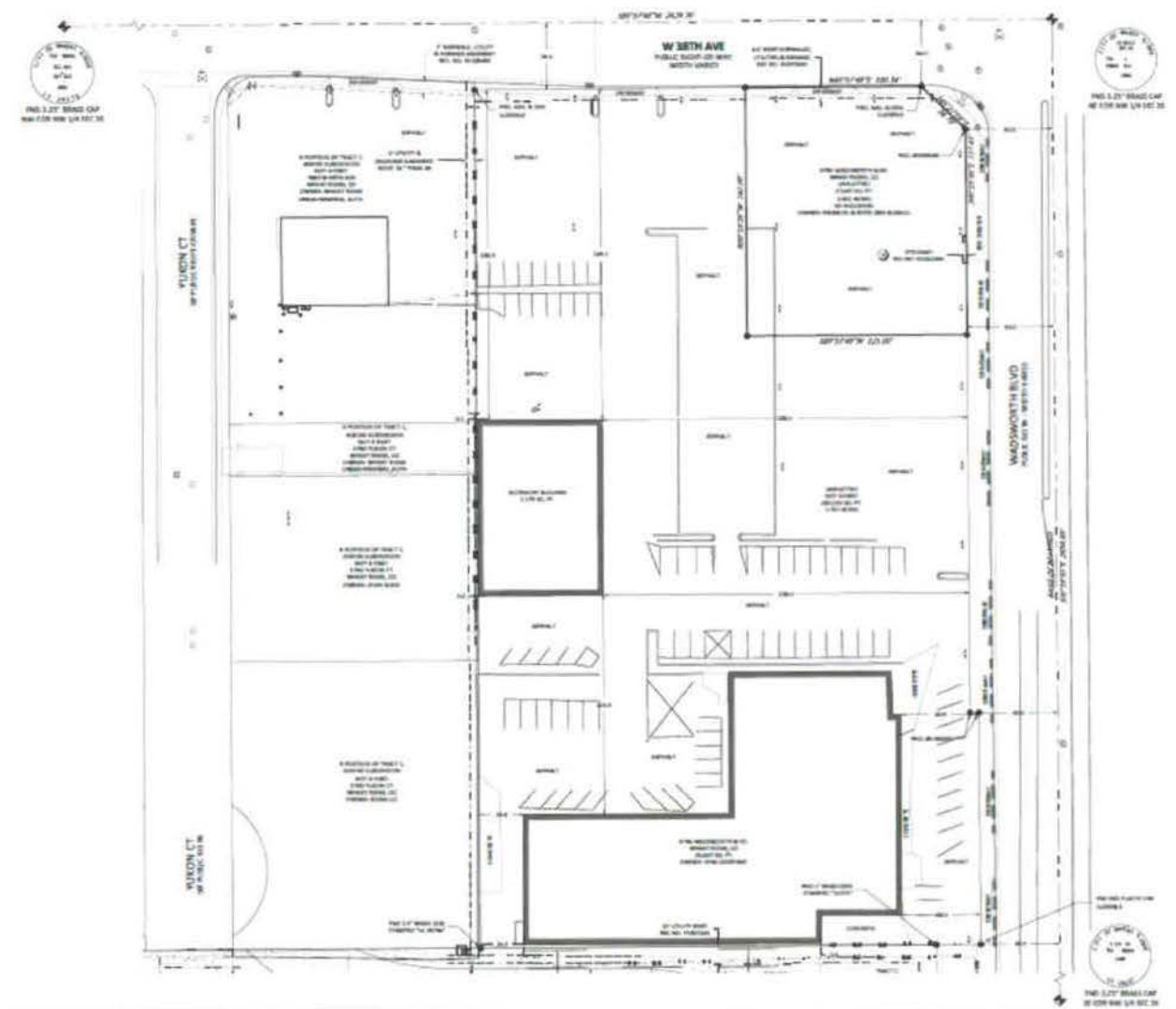
Attachment C

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF 30 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST; THENCE WEST 145 FEET; THENCE SOUTH 150 FEET; THENCE EAST 145 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

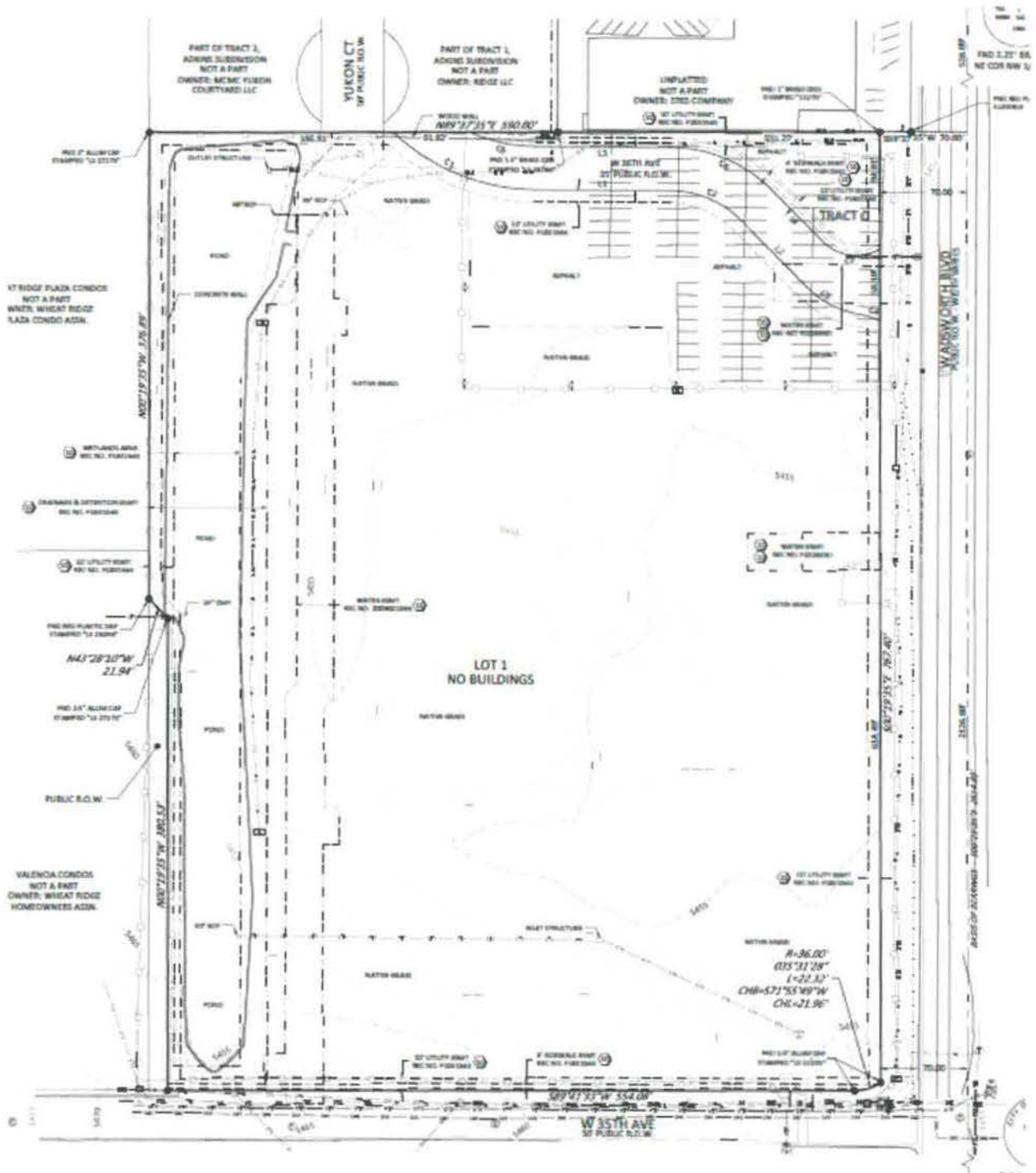
EXCEPT THAT PORTION GRANTED TO THE DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED OCTOBER 20, 1958 IN BOOK 3229 AT PAGE 217 IN THE RECORDS OF THE OFFICE OF CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND EXCEPT THAT PORTION GRANTED TO THE CITY OF WHEAT RIDGE, COLORADO BY ORDER OF THE DISTRICT COURT RECORDED APRIL 29, 1967 AT RECEPTION NO. 80425701 IN SAID RECORDS, COUNTY OF JEFFERSON, STATE OF COLORADO.



Attachment D

LEGAL DESCRIPTION:

LOT 1 AND TRACT C, JOHN ELWAY AUTONATION U.S.A. FINAL PLAT, A SUBDIVISION OF A PART OF THE CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO.



Attachment E

