

RESOLUTION NO. 2025-019

A RESOLUTION APPROVING THE BRICKYARD URBAN RENEWAL PLAN; FINDING THAT THE BRICKYARD URBAN RENEWAL AREA IS A BLIGHTED AREA; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT PURSUANT TO THE BRICKYARD URBAN RENEWAL PLAN; FINDING THAT THE ACQUISITION, CLEARANCE, REHABILITATION, CONSERVATION, DEVELOPMENT, REDEVELOPMENT OR A COMBINATION THEREOF OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE CITIZENS OF THE TOWN OF CASTLE ROCK; AND AMENDING RESOLUTION NO. 2013-29 REGARDING THE COMPOSITION OF THE CASTLE ROCK URBAN RENEWAL AUTHORITY

WHEREAS, an urban renewal plan for the Town of Castle Rock (the “Town”) has been submitted to the Town Council of the Town of Castle Rock (the “Town Council”) for appropriate action, pursuant to Part 1 of Article 25 of Title 31, C.R.S.;

WHEREAS, the proposed Brickyard Urban Renewal Area is described in *Exhibit A* to this Resolution, attached hereto and incorporated herein by this reference;

WHEREAS, the Brickyard Urban Renewal Plan has previously been submitted to the Town of Castle Rock Planning Commission for its review and recommendations as to conformity with the Town of Castle Rock 2030 Comprehensive Master Plan and other relevant planning documents pursuant to § 31-25-107(2), C.R.S.;

WHEREAS, the Town of Castle Rock Planning Commission has determined that the Brickyard Urban Renewal Plan does conform to the Town of Castle Rock 2030 Comprehensive Master Plan and other relevant planning documents of the Town;

WHEREAS, no property in the Brickyard Urban Renewal Plan has been included in an urban renewal plan previously submitted to the Town Council;

WHEREAS, the Town Clerk of the Town has published the notice of the time, place and purpose of the public hearing to consider the adoption of the Brickyard Urban Renewal Plan in the *Castle Rock News-Press*, a newspaper of general circulation of the Town at least thirty (30) days before the date of the scheduled public hearing, in conformance with § 31-25-107(3), C.R.S.;

WHEREAS, the Town has provided written notice of the public hearing to consider the adoption of the Brickyard Urban Renewal Plan to all property owners, residents and business owners within the proposed plan area at their last known addresses, in conformance with § 31-25-107(4)(c), C.R.S.;

WHEREAS, the Board of County Commissioners of Douglas County has received notification of and copies of the Brickyard Urban Renewal Plan, as well as such additional information as is required by § 31-25-107(3.5), C.R.S.;

WHEREAS, the Douglas County School District RE-1 has received notification of and copies of the Brickyard Urban Renewal Plan and has been given an opportunity to participate in an advisory capacity, as provided by § 31-25-107(9)(d), C.R.S.;

WHEREAS, the Board of County Commissioners of Douglas County and the governing boards of the taxing entities whose incremental property tax revenues are allocated under the Brickyard Urban Renewal Plan have been notified pursuant to § 31-25-107(9.5), C.R.S., of the proposed plan approval, and have either entered into an agreement addressing the impacts of the urban renewal plan on the services provided by such taxing entities, or the entities have declined to participate, and have not objected to the adoption of the Brickyard Urban Renewal Plan;

WHEREAS, the Town Council has considered the Brickyard Conditions Survey prepared by Ricker Cunningham and the proposed Brickyard Urban Renewal Plan; and

WHEREAS, the Town Council has conducted a public hearing and considered the public testimony received.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Blight, as defined by § 31-25-103(2), C.R.S., is present in the Brickyard Urban Renewal Plan area, as documented by the Brickyard Conditions Survey prepared by Ricker Cunningham and based on evidence presented at the public hearing. The following blight factors as set forth in § 31-25-103(2), C.R.S., are present in the Brickyard Urban Renewal Area: (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; (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.5) 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.

Section 2. The Brickyard Urban Renewal Area is a blighted area and is appropriate for an urban renewal project, pursuant to Part 1 of Article 25 of Title 31, C.R.S.

Section 3. The principal purpose for the adoption of the Brickyard Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.

Section 4. The boundaries of the Brickyard Urban Renewal Plan area have been drawn as narrowly as feasible to accomplish the planning and development objectives for the Brickyard Urban Renewal Plan.

Section 5. The Brickyard Urban Renewal Plan area does not consist in its entirety of an area of open land.

Section 6. The Brickyard Urban Renewal Plan conforms to the Town of Castle Rock 2030 Comprehensive Master Plan and other relevant planning documents of the Town, which constitute the general plan for the development of the Town of Castle Rock.

Section 7. Written notice of the public hearing to consider the adoption of the Brickyard Urban Renewal Plan has been provided to all property owners, residents and business owners within the proposed Brickyard Urban Renewal Plan Area at their last known addresses, in conformance with § 31-25-107(4)(c), C.R.S.

Section 8. The public hearing to consider the Brickyard Urban Renewal Plan, originally noticed for February 18, 2025, and duly continued to March 18, 2025, then to April 15, 2025, was duly continued to and conducted on May 20, 2025.

Section 9. The Brickyard Urban Renewal Plan does not include any area previously considered for inclusion in an urban renewal area in the previous twenty-four (24) months.

Section 10. There exist feasible methods for the relocation of individuals, families and business concerns in accommodations or areas suitable for their relocation.

Section 11. The Brickyard Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the Town as a whole, for the rehabilitation or redevelopment of the Brickyard Urban Renewal Plan area by private enterprise.

Section 12. The acquisition, clearance, rehabilitation, conservation, development or redevelopment of a combination thereof of the Brickyard Urban Renewal Plan area, pursuant to the Brickyard Urban Renewal Plan, is necessary in the best interests of the public health, safety, morals and welfare of the citizens of the Town.

Section 13. The Town of Castle Rock Urban Renewal Authority has entered into agreements pursuant to § 31-25-107(9.5), C.R.S., with all impacted taxing entities as of the date of this Resolution.

Section 14. The Brickyard Urban Renewal Plan is hereby approved.

Section 15. In addition, pursuant to § 31-25-115, C.R.S., and Resolution No. 2013-29, the Town Council serves as the governing body for the Castle Rock Urban Renewal Authority. Upon adoption of this Resolution, Resolution No. 2013-29 is hereby amended to provide that the Town of Castle Rock Urban Renewal Authority shall also consist of four (4) additional members pursuant to § 31-25-104(2.5), C.R.S. as follows:

- (a) One (1) member shall be appointed by the Board of County Commissioners of Douglas County;
- (b) One (1) member shall be an elected official of a special district levying a mill levy, as agreed upon by the impacted special districts within the urban renewal areas of the Town;

(c) One (1) member shall be an elected member of the Board of Education, appointed by the Douglas County School District RE-1 Board of Education; and

(d) One member (1) shall be appointed by the Mayor, with the consent of the governing body.

All such named appointees to the Castle Rock Urban Renewal Authority shall be provided to the Town.

PASSED, APPROVED AND ADOPTED this 20th day of May 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager

EXHIBIT A
Brickyard Urban Renewal Area

PARCEL 1:

LOT 1, CITADEL STATION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

LOT 1, BLOCK 10, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET;

THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION;

THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:

LOT 1, BLOCK 7, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO