

COMMENTS and RESPONSES

Received at October 27, 2005 West Colfax Conditions Survey Open House

Comment:

I want a Color Coded “Conditions” map of the Colfax Corridor showing the categories assigned property along the Corridor. A map was provided by the West Colfax Task Force at the Tuesday, 10/25/05 meeting at City Hall. Erica Adshead has the information.

Mr. Merino [sic], a member of Task Force and Advisory Committee is also a member of Planning Commission who will take testimony at the Public Comment time. I consider this a direct conflict of interest and feel he should not be part of the Planning Commission taking public testimony, or involved in making a Planning Commission decision or recommendation.

Who on the Task Force and on the Advisory Committee beside George V. are not residents of Lakewood? Please list. Where will the start up money come from for this Colfax Project? Who is paying for the “Reinvestment Revue” Bulletin?

Mr. Murphy should not be voting as a member of Council since he is so intensely involved as a member of the Advisory Committee (whether or not it is legislative or quasi-judicial)

Response:

- The requested color-coded Conditions Map and Task Force and Advisory Committee information have been provided.
- If a “start up” development and/or project are planned within the reinvestment area, tax increment financing (TIF) monies are available to assist with public improvements. TIF money is the difference in the tax money collected within an urban reinvestment area between the time the reinvestment plan is approved and adopted by City Council and the time the project is identified.
- The *Reinvestment Revue* bulletin is funded through the Lakewood Reinvestment Authority. The Lakewood Reinvestment Authority is funded by the increased tax increment collected in the West Alameda Corridor Reinvestment Area.

Comment:

I am opposed to the use of condemnation as a “tool” to revitalize a blighted area. Fundamentally, it strikes me as un-American, especially under the new Supreme Court ruling. More importantly, I believe it’s morally and ethically wrong to take property away from some – often small business owners – in order to benefit the large corporate

parties that already control much of our economy and daily life. The ends do not justify the means.

I am especially opposed to condemnation when it's the city/private developer partnership that determines value, leaving small business owners with little or no recourse.

Finally, I'd like to add that my life's savings are invested in my commercial property at 8560 W. Colfax (Banner Sign). Although you might be able to take away my property and replace it with a McDonald's, Wal-Mart or Starbucks – increasing the City's tax revenue – you might also take away my family's livelihood. I have ideal frontage on a busy street at a price I can afford, which allows me to make a good living. If you force me to move, I'll probably never be able to survive the disruption of business, let alone find another equally well located building that I can afford to buy. Renting, meanwhile is insanely expensive and rubs me the wrong way.

I imagine many people feel like I do. Even if they don't, I wanted to share my thoughts and feelings.

Response:

The West Colfax Conditions Task Force Members are sensitive to the use of eminent domain, and accordingly have recommended restricting the use of eminent domain in the West Colfax Reinvestment Area. The eminent domain language approved by the Task Force will be incorporated into the West Colfax Reinvestment Plan.

Comment:

Nobody has been washed out of Colfax yet and I don't think they will be.

Response:

Although a 100-year storm has not occurred recently in the Dry Gulch watershed, 100-year storms have occurred in other watersheds in the City of Lakewood. The National Flood Insurance Program administered by the Federal Emergency Management Administration (FEMA) requires that jurisdictions use the 100-year flood plain for planning and design of new projects in order to obtain flood insurance. It is the city's policy to follow FEMA's requirements by planning and designing for the 100-year storm. Following this policy provides all Lakewood residents the ability to obtain flood insurance.

Comment:

These conditions are highly discretionary. Colfax works just fine for businesses that operate there.

Response:

The conditions found within the West Colfax Reinvestment Area meet the intent and the definition of “blighted area” as defined in Title 31, Article 25 of the Colorado Revised State Statutes.

Comment:

I would like a notice of the next task force meeting, a copy of the area map and a list of the state blight criteria.

Response:

Requested information has been provided.

Comment:

We live at 1345 Holland. How will those of us who live between Colfax and the light rail be impacted by the revitalization?

Response:

The proposed Reinvestment Area does not include 1345 Holland. However, it can be anticipated that land uses within $\frac{1}{4}$ to $\frac{1}{2}$ miles around the transit stations will change as the light rail station and required parking structure(s) are constructed. In an effort to provide a land use plan that addresses the needs of the community and surrounding neighborhoods, the City of Lakewood will be holding a series of planning meetings. These meetings will be held over a seven-month period, beginning in November 2005, and will focus on the Sheridan, Wadsworth, Oak and Federal Center stations. It is expected the station area plans generally will reflect transit-oriented planning principles (e.g., mixed-use). If you would like to be involved in this process, please contact Roger Wadnal with the City of Lakewood at 303-987-7519.

The Regional Transportation District (RTD) is the entity responsible for acquiring the right-of-way for the light rail line as well as the land needed for stations and associated parking. Please contact Dennis Cole at the RTD at 303-299-6946 for more information on its planning process.

Comment:

I object to changing zoning to accommodate Mixed Use development or any Planned Development on Colfax. People rely on zoning to protect their property, not take it away.

Response:

The West Colfax Reinvestment Plan does not propose any zoning changes to West Colfax Avenue.

Comment:

Like to be involved in the Colfax Ave. meetings.

Response:

Notification of upcoming meetings has been provided.

Comment:

Interested Property Owner re: LRA.

Response:

Notification of upcoming meetings has been provided.

Comment:

Request notification of task force meeting.

Response:

Notification of upcoming meetings has been provided.

Comment:

Any info you can send.

Response:

Additional information was provided.