

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB22-1258  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance assessing the annual costs of the continuing care, operation, repair, maintenance and replacement of the Phase II Broadway Pedestrian Mall Local Maintenance District upon the real property, exclusive of improvements thereon, benefited.**

**BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** Upon consideration of the recommendation of the Executive Director of the Department of Transportation and Infrastructure that an ordinance be enacted for the purpose of assessing the annual costs of the continuing care, operation, repair, maintenance and replacement of the Phase II Broadway Pedestrian Mall Local Maintenance District (“Phase II Broadway Pedestrian Mall”), for the upcoming year, upon the real property, exclusive of improvements thereon, benefited, the Council finds, as follows:

(a) A local maintenance district providing for the continuing care, operation, repair, maintenance and replacement of the Phase II Broadway Pedestrian Mall, was created by Ordinance No. 819, Series of 1993;

(b) The annual cost of the continuing care, operation, repair, maintenance and replacement of the Phase II Broadway Pedestrian Mall is \$356,390.42, which amount the Executive Director of the Department of Transportation and Infrastructure has the authority to expend for the purposes stated herein;

(c) The Executive Director of the Department of Transportation and Infrastructure has complied with all provisions of law relating to the publishing of notice to the owners of real properties to be assessed and to all persons interested generally, and the Council sitting as a Board of Equalization has heard and determined all written complaints and objections, if any, filed with the Executive Director of the Department of Transportation and Infrastructure;

(d) The real property within the Phase II Broadway Pedestrian Mall will be benefited in an amount equal to or in excess of the amount to be assessed against said property because of the continuing care, operation, repair, maintenance and replacement of said Phase II Broadway Pedestrian Mall.

1           **Section 2.** The annual costs of the continuing care, operation, repair, maintenance and  
2 replacement of the Phase II Broadway Pedestrian Mall to be assessed against the real properties,  
3 exclusive of improvements thereon, benefited are hereby approved.

4           **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
5 replacement of the Phase II Broadway Pedestrian Mall in the amount of \$356,390.42 are hereby  
6 assessed against the real properties, exclusive of improvements thereon, within said local  
7 maintenance district as follows:

8 NOTE: Where a series of lots is followed by “inclusive”, the amount appearing after the series shall  
9 be the total for all lots in the series. Where a series of lots is not followed by “inclusive”, the amount  
10 appearing after such series shall be the assessment for each lot in the series.

11 ALKIRE BROTHER’S ADDITION TO BROADWAY TERRACE  
12 BLOCK 1  
13 Lots

14 11-13 and the North 1/2 of Adj. Vacated West Irvington Place, inclusive	\$4,606.80
15 14-17, inclusive	\$4,004.79
16 18-20, inclusive	\$3,003.60

17  
18 MONTELIUS & WALKER ADDITION  
19 BLOCK 1  
20 Lots

21 1-3, inclusive	\$10,581.12
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22  
23 BROADWAY PARK  
24 BLOCK 1  
25 Lots

26 1	\$10,270.12
27 Tract B	\$1,923.84

28  
29 BLOCK 2  
30 Lots

31 1	\$40,353.77
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32  
33 BROADWAY TERRACE  
34 BLOCK 13  
35 Lots

36 15-16, South 16.24' 17, inclusive	\$4,208.40
37 North 33.76' 17, 18, South 1/2 19, inclusive	\$4,359.10
38 North 1/2 19, 20, inclusive	\$3,006.00

39  
40 BUSBY AND WILLIAMS RESUBDIVISION OF BLOCK SIX AND PART OF BLOCK SEVEN IN  
41 GALLUP'S SOUTH BROADWAY SUBDIVISION  
42 BLOCK 6  
43 Lots

44 2-6, Exc rear 6', inclusive	\$6,843.28
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45 BYERS SUBDIVISION  
46 BLOCK 38

1	Lots 44-48, inclusive, and the east half of the vacated alley adjacent to Lot 44.	
2	Schedule #0515204047000	\$5,130.26
3		
4	BLOCK 40	
5	Lots	
6	1-5, inclusive	\$5,130.26
7	Byers Sub B40 43-48 Exc	
8	Beg SW Cor 43 Th N 128.03' W	
9	5.39' S 128.03Ft W 5.39' to	
10	POB, inclusive	\$5,130.26
11	That portion of land as described in Schedule #0515205028000	\$5,977.15
12		
13	BLOCK 43 & 44	
14	That portion of land as described in Schedule #0515202036000	\$11,456.49
15		
16	BLOCK 44	
17	That portion of land as described in Schedule #0515202043000	\$1,555.12
18		
19	BLOCK 45	
20	Lots	
21	25-27, inclusive	\$3,006.00
22	28, West 1/2 29, inclusive	\$1,503.00
23	East 1/2 29, 30, inclusive	\$1,503.00
24	31-34, inclusive	\$4,008.00
25	35-39, West 1/2 40, inclusive	\$5,511.00
26	East 1/2 40, 41, inclusive	\$1,503.00
27	42, West 1/2 43, inclusive	\$1,503.00
28	44-48 & East 1/2 43, inclusive	\$5,511.00
29		
30	BLOCKS 39 - 42	
31	That portion of land as described in Schedule Number 0515205015000	\$5,330.66
32	That portion of land as described in Schedule Number 0515205017000	\$5,131.46
33	That portion of land as described in Schedule Number 0515205027000	\$2,725.46
34		
35	EXPOSITION ADDITION	
36	BLOCK 1	
37	Lots	
38	1-7, inclusive	\$7,014.00
39	8-10, inclusive	\$3,006.00
40	11-12, inclusive	\$2,004.02
41	13-14, inclusive	\$2,004.02
42	15-16, inclusive	\$2,004.02
43	17	\$1,002.02
44	18-21, North 6.25' 22, inclusive	\$4,258.52
45	South 1/2 23, 24, inclusive	\$2,755.52
46		
47	GALLUP'S RESUBDIVISION OF BLOCK 4 AND PART OF BLOCK 5 OF GALLUP'S	
48	BROADWAY SUBDIVISION	
49	BLOCK 4	
50	Lots	

1	1-4, inclusive	\$3,647.30
2	5-6, inclusive	\$2,004.02
3	7-9, North 20.8' 10, inclusive	\$3,839.66
4	South 4.2' 10, 11-12, inclusive	\$1,170.36
5	BLOCK 5	
6	Lots	
7	North 50' West 1/2 Block 5	\$2,004.02
8	South 50' North 100' West 1/2 Block 5	\$2,004.02
9		
10	GREENWAY'S RESUBDIVISION OF BLOCK 36 BYER'S SUBDIVISION	
11	BLOCK 36	
12	Lots	
13	9-10, inclusive	\$7,533.04
14	11, East 8.33' 12, inclusive	\$1,335.87
15	West 16.67' 12, East 21.67' 13, inclusive	\$1,536.67
16	West 3.33' 13, 14, East 5' 15, inclusive	\$1,335.87
17	West 20' 15, East 11.67' 16, inclusive	\$1,269.33
18	West 13.33' 16, East 18.33' 17, inclusive	\$1,268.93
19	West 6.67' 17, 18, inclusive	\$1,269.33
20	19, East 1/2 20, inclusive	\$1,442.88
21	West 1/2 20, 21, 22, inclusive	\$2,565.12
22	23-28, inclusive	\$6,012.00
23		
24	KETTLE'S ADDITION TO DENVER	
25	BLOCK 3	
26	Lots	
27	1-24 & Vacated Alley, inclusive	\$12,024.00
28		
29	ONE BROADWAY PLAZA SUBDIVISION	
30	BLOCK 1	
31	That part of One Broadway Plaza Subdivision, defined as follows: Beginning at the southwest	
32	corner of Broadway and Vacated West Irvington Place; thence southerly along the west line of	
33	Broadway a distance of 259.93 feet; thence westerly on an angle to the right of 89°56' 37" a	
34	distance of 165.50 feet; thence northerly on an angle to the right of 90°03'23" a distance of 112.70	
35	feet; thence easterly on an angle to the right of 90°00'00" a distance of 17.50 feet; thence northerly	
36	on an angle to the right of 90°00'00" a distance of 33.00 feet; thence on an angle to the right of	
37	90°00'00" a distance of 18.75 feet; thence northerly on an angle to the right of 90°00'00" a distance	
38	of 114.21 feet to the south line of Vacated West Irvington Place; thence easterly along said south	
39	line a distance of 166.75 feet to the Point of Beginning, and the south 1/2 of adjacent Vacated	
40	West Irvington Place.	
41		\$12,021.19
42	PATTERSON'S SUBDIVISION	
43	BLOCK 1	
44	Lots	
45	1-5, 47, adj. vacated alley, inclusive	\$5,010.00
46	North 75' 6-8, and the North 75' of the East 15' 9, inclusive	\$3,006.00
47	9 Exc. the North 75' of the East 15' and 10-12, inclusive	\$2,004.02
48		
49	PIERCE AND HINMAN'S ADDITION TO BROADWAY TERRACE	
50	BLOCK 1	

1	Lots	
2	1-4, inclusive	\$4,003.19
3	5	\$1,000.80
4	6	\$1,000.80
5	7	\$1,000.80
6	8, North 16' 9, inclusive	\$1,642.08
7	South 8.97' 9, 10, North 16' 11, inclusive	\$2,001.60
8	South 8.97' 11, 12, inclusive	\$1,360.32
9	13	\$1,000.80
10	14	\$1,000.80
11	15	\$1,000.80
12	16-17, inclusive	\$2,001.60
13	18-19, inclusive	\$2,001.60
14	20-22, inclusive	\$3,002.39
15	23-24, inclusive	\$1,841.28
16		
17	POMEROY'S SOUTH BROADWAY SUBDIVISION	
18	BLOCK 1	
19	1-6, and the North 22.5' Lot 1, Block 2, inclusive	\$6,729.45
20		
21	BLOCK 2	
22	Lots	
23	1 Exc. the North 22.5', 2-3, inclusive	\$2,112.64
24	4, North 10.07' 5, inclusive	\$1,408.43
25	South 15' 5, 6 and Lots 1-4, Block 3, inclusive	\$5,625.25
26		
27	BLOCK 3	
28	Lots	
29	5-6 and Lot 1, Block 4, inclusive	\$3,014.44
30		
31	BLOCK 4	
32	2	\$1,004.83
33	3	\$1,004.83
34	4-6, inclusive	\$2,813.24
35		
36	SNYDER'S SUBDIVISION TO DENVER	
37	BLOCK 1	
38	West 125' 1-5, inclusive	\$4,907.80
39	West 125' 6-7, inclusive	\$1,963.12
40	West 125' 8-9, inclusive	\$1,963.12
41	West 125' 10-15, inclusive	\$5,889.36
42	West 125' 16-17, inclusive	\$1,963.12
43	West 125' 18-19, inclusive	\$1,963.12
44	West 125' 20-21 and a Strip 0.85' Wide on the West and 0.95' Wide on the East on the North Side	
45	of the West 125' Lot 22, inclusive	\$1,997.19
46	West 125' 22 Exc. a Strip 0.85' Wide on the West and 0.95' Wide on the East on the North Side of	
47	the West 125' Lot 22, West 125' 23-24, inclusive	\$2,910.61
48		
49	UNPLATTED	
50	That portion of land as described in Schedule Number 0515200048000	\$4,929.84

1 That portion of land as described in Schedule Number 0515205032000 \$15,034.83  
2 That portion of land as described in Schedule Number 0515205033000 \$485.39  
3 The south 42 feet of the NE 1/4, of the SE 1/4, of the NW 1/4 of SEC 15, TWP 4S, RNG 68W  
4 of the 6th PM, City and County of Denver, State of Colorado. Schedule #0515200037000  
5 \$1,683.36

6 **Section 4.** The assessments made pursuant hereto shall be a lien in the several amounts  
7 assessed against each lot or tract of land set forth in Section 3 herein, and such lien shall have the  
8 priority of the lien for local public improvement districts.

9 **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be due  
10 and payable on the first day of January of the year next following the year in which this assessing  
11 ordinance became effective, and said assessments shall become delinquent if not paid by the last  
12 day of February of the year next following the year in which this assessing ordinance became  
13 effective. A failure to pay said assessments as hereinabove set forth shall become a lien on the  
14 property subject to the assessment, and such lien may be sold by the City as provided by the Charter  
15 and ordinances of the City and County of Denver.

16 **Section 6.** Any unspent revenue and revenue generated through investment shall be  
17 retained and credited to the Phase II Broadway Pedestrian Mall Local Maintenance District for future  
18 long term or program maintenance of the District.

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20 **[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**  
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1 COMMITTEE APPROVAL DATE: October 25, 2022 by Consent  
2 MAYOR-COUNCIL DATE: November 8, 202  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_  
10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 10, 2022  
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.  
15  
16 Kerry Tipper, Interim Denver City Attorney  
17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_