

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2021

COUNCIL BILL NO. CB21-0921  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation, and Infrastructure

5 **A BILL**

6 **For an ordinance to amend, restate and supersede Ordinance No. 1321, Series**  
7 **2018, creating a Local Maintenance District for the continuing care, operation,**  
8 **security, repair, maintenance and replacement of the Skyline Park Local**  
9 **Maintenance District in the City and County of Denver, State of Colorado, with the**  
10 **costs of said continuing care, operation, security, repair, maintenance and**  
11 **replacement of said Skyline Park Local Maintenance District to be assessed upon**  
12 **the real property, exclusive of improvements thereon, benefited.**  
13

14 **WHEREAS**, Ordinance No. 1321, Series of 2018 (the “Original Ordinance”), was enacted by  
15 City Council to create the Skyline Park Local Maintenance District (the “District”); and

16 **WHEREAS**, it was intended by the petitioners of the District that the District would be authorized  
17 to exercise all powers of a local maintenance district allowed under City Charter § 7.6.2 and D.R.M.C.  
18 §§ 20-201, *et seq.*, and such intention was conveyed to City Council at the time of City Council’s  
19 consideration of the Original Ordinance; and

20 **WHEREAS**, while authorized under City Charter and the Denver Revised Municipal Code, the  
21 Original Ordinance did not, by inadvertent error, include the authorization for the District to provide for  
22 the continuing security of public improvements located within the District’s boundaries; and

23 **WHEREAS**, the City desires to amend, restate and supersede the Original Ordinance in its  
24 entirety with this Ordinance.

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

26 **Section 1.** Upon consideration of a recommendation that an ordinance be enacted creating  
27 a local maintenance district for the continuing care, operation, security, repair, maintenance and  
28 replacement of the Skyline Park Local Maintenance District in the City and County of Denver, State  
29 of Colorado, with the costs of said continuing care, operation, security, repair, maintenance and  
30 replacement of said Skyline Park Local Maintenance District to be assessed upon the real property,  
31 exclusive of improvements thereon, benefited, Council finds:

32 (a) The Executive Director of the Department of Transportation and Infrastructure of the  
33 City and County of Denver has received petitions proposing a local maintenance district for the  
34 continuing care, operation, security, repair, maintenance and replacement of the Skyline Park Local  
35 Maintenance District in the City and County of Denver, State of Colorado, with the costs of said  
36 continuing care, security, operation, repair, maintenance and replacement of said Skyline Park Local

1 Maintenance District to be assessed upon the real property, exclusive of improvements thereon,  
2 benefited;

3 (b) Sufficient petitions, as required by the Code of the City and County of Denver, were  
4 received by the Executive Director of the Department of Transportation and Infrastructure of the City  
5 and County of Denver, that said petitions were regularly filed and were in due and regular form and  
6 properly executed;

7 (c) At the time of the initiation of said proposed local maintenance district, the Executive  
8 Director of the Department of Transportation and Infrastructure of the City and County of Denver  
9 estimated the total cost of the continuing care, operation, security, repair, maintenance and  
10 replacement of the Skyline Park Local Maintenance District in said proposed local maintenance  
11 district for the first full year of the existence of said proposed local maintenance district is  
12 \$400,000.00 and said Executive Director of the Department of Transportation and Infrastructure  
13 estimated a detailed estimate for each maintenance element included in said proposed local  
14 maintenance district for the first full year of the existence of said proposed local maintenance district;

15 (d) The Executive Director of the Department of Transportation and Infrastructure of the  
16 City and County of Denver gave due notice to the owners of the property benefited and to all persons  
17 interested generally concerning said local maintenance district, and a hearing was held as provided  
18 by the Denver Revised Municipal Code (D.R.M.C.) to hear written remonstrances to said proposed  
19 local maintenance district and for the purpose of considering the desirability of and the need for said  
20 proposed local maintenance district;

21 (e) Duly executed written remonstrances were not filed by the owners representing fifty or  
22 more percent of the estimated cost of the continuing care, operation, security, repair, maintenance  
23 and replacement of the local public improvements, within said proposed local maintenance district;

24 (f) All acts and proceedings of the Executive Director of the Department of Transportation  
25 and Infrastructure of the City and County of Denver comply with the requirements of the Charter of  
26 the City and County of Denver and the D.R.M.C.;

27 (g) The Executive Director of the Department of Transportation and Infrastructure of the  
28 City and County of Denver has entered an order approving said proposed local maintenance district;

29 (h) By reason of the continuing care, operation, security, repair, maintenance and  
30 replacement of the Skyline Park Local Maintenance District, the real property, exclusive of  
31 improvements thereon, within said proposed local maintenance district will be specially benefited in  
32 an amount equivalent to or exceeding the amount to be assessed; and

1 (i) That said proposed local maintenance district is lawful and necessary and should be  
2 created.

3 **Section 2.** A local maintenance district be and is hereby created for the continuing care,  
4 operation, security, repair, maintenance and replacement of the Skyline Park Local Maintenance  
5 District in the City and County of Denver, State of Colorado, with the costs of said continuing care,  
6 operation, security, repair, maintenance and replacement of said Skyline Park Local Maintenance  
7 District to be assessed upon the real property, exclusive of improvements thereon, benefited.

8 **Section 3.** The exterior boundaries of said local maintenance district are as follows:  
9 Those Blocks, portions of Blocks, alleys, and rights-of-way lying in East Denver and being  
10 bounded by the following description:

11  
12 Beginning at the intersection of the centerlines of the platted rights-of-way of 18<sup>th</sup> Street  
13 and Curtis Street thence southwesterly along the said centerline of Curtis Street to the  
14 intersection with the centerline of 15<sup>th</sup> Street;

15  
16 thence northwesterly along said centerline of 15<sup>th</sup> Street to the intersection with the  
17 centerline of Arapahoe Street;

18  
19 thence southwesterly along said centerline of Arapahoe Street to the intersection with  
20 the southeasterly extension of the southwesterly line of that parcel of land described  
21 at Rec. No. 2015069282;

22  
23 thence northwesterly along said southwesterly line and its extensions southeasterly  
24 and northwesterly to the intersection with the centerline of Lawrence Street;

25  
26 thence northeasterly along said centerline of Lawrence Street to the intersection with  
27 the centerline of 18<sup>th</sup> Street;

28  
29 thence southeasterly along said centerline of 18<sup>th</sup> Street to the intersection with  
30 southwesterly extension of the centerline of the alley in Block 78 of East Denver;

31  
32 thence northeasterly along said centerline and its extensions southwesterly and  
33 northeasterly to the intersection with the centerline of 19<sup>th</sup> Street;

34  
35 thence southeasterly along said centerline of 19<sup>th</sup> Street to the intersection with the  
36 centerline of Arapahoe Street;

37  
38 thence southwesterly along said centerline of Arapahoe Street to the intersection with  
39 the centerline of 18<sup>th</sup> Street;

40  
41 thence southeasterly along said centerline of 18<sup>th</sup> Street to the Point of Beginning.

42  
43 The above boundary shall exclude the following parcels and underground parking:

44  
45 Parcel - East Denver, Block 77, surface and air rights over southeastern 100 feet of  
46 Lot 17 to 32.

1 Parcel - East Denver, Block 77, southeastern 100 feet of Lot 17 to 32, excluding  
2 surface and air rights over said parcel.

3  
4 Parcel - East Denver, Block 76, as defined in the following: Book 1347, Page 506,  
5 surface and air rights.

6  
7 Parcel - East Denver, part of Block 75, described as surface rights on southeasterly  
8 100 feet of said Block and unlimited air space over southeasterly 83 feet said Block  
9 and air space to and elevation of 5,235 feet.

10  
11 Underground Parking – parking lots located underneath Lawrence Street from the  
12 centerline of Lawrence Street to Block 76, Lots 1 through 16 of East Denver.

13  
14 **Section 4.** A description of the properties benefited is:

- 15
- 16 1. East Denver, Block 78, Lots 17 to 32
- 17 2. East Denver, Block 96 & vacated alley
- 18 3. East Denver, Block 77, Lots 1 to 16 & northwest 25 feet, Lots 17 to 32 & vacated  
19 alley adjacent
- 20 4. Tabor Center Condos Unit 1, per Declaration Recorded 1/22/97, at Reception  
21 Nos. 9700008002 and 9700008003
- 22 5. Tabor Center Condos Unit 3, per Declaration Recorded 1/22/97, at Reception  
23 Nos. 9700008002 and 9700008003
- 24 6. D & F Tower Condos Unit B
- 25 7. D & F Tower Condos Unit 2
- 26 8. D & F Tower Condos Unit 3
- 27 9. D & F Tower Condos Unit 4
- 28 10. D & F Tower Condos Unit 5
- 29 11. D & F Tower Condos Unit 6
- 30 12. D & F Tower Condos Unit 7
- 31 13. D & F Tower Condos Unit 8
- 32 14. D & F Tower Condos Unit 9
- 33 15. D & F Tower Condos Unit 10
- 34 16. D & F Tower Condos Unit 11
- 35 17. D & F Tower Condos Unit 12
- 36 18. D & F Tower Condos Unit 13
- 37 19. D & F Tower Condos Unit 15
- 38 20. D & F Tower Condos Unit 16
- 39 21. D & F Tower Condos Unit 17
- 40 22. East Denver Block 97 Lots 1 to 32 & vacated alley adjacent
- 41 23. East Denver Block 98 Lots 1 to 32 & vacated alley
- 42 24. East Denver Block 75 Lots 1 to 32 inclusive together the vacated alley in said Block  
43 75, except the Reserved Parcels A, B and C per City and County of Denver Clerk  
44 and Recorder's reception number 2014050021.
- 45 25. East Denver Block 74 Lot 1 through 32 inclusive together with the vacated alley  
46 adjacent per Ordinance No.346 Series 1974 and except Parcels A and B per City  
47 and County of Denver Clerk and Recorder's reception number 2015069282.
- 48

1           **Section 5.** The relative benefits to the real properties within the local maintenance district  
2 be and are hereby apportioned based on a relationship between the portion of gross building square  
3 footage, including parking, located within the local maintenance district, using a multiplier of two-  
4 thirds (2/3) of gross building square footage for properties within Skyline Park Local Maintenance  
5 District that abut the boundaries of the City and County of Denver’s Skyline Park and using a  
6 multiplier of one-third (1/3) of gross building square footage for properties within Skyline Park Local  
7 Maintenance District that do not abut Skyline Park. Each property owner then pays that proportion  
8 of the total assessment.

9           **Section 6.** The Executive Director of the Department of Transportation and Infrastructure  
10 of the City and County of Denver is hereby authorized and directed to assess the costs of the  
11 continuing care, operation, security, repair, maintenance and replacement of the Skyline Park Local  
12 Maintenance District, in accordance with the requirements of the Charter of the City and County of  
13 Denver.


14           **Section 7.** This Ordinance amends, restates and supersedes Ordinance No. 1321, Series  
15 of 2018, in its entirety.

16           **Section 8.** This Ordinance shall be recorded among the records of the Clerk and Recorder  
17 of the City and County of Denver, State of Colorado.

18 COMMITTEE APPROVAL DATE: August 17, 2021 by Consent

19 MAYOR-COUNCIL DATE: August 24, 2021

20 PASSED BY THE COUNCIL: \_\_\_\_\_ September 13, 2021

21  - PRESIDENT

22 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

23 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
24 EX-OFFICIO CLERK OF THE  
25 CITY AND COUNTY OF DENVER

26 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

27 PREPARED BY: Bradley T. Neiman, Assistant City Attorney                      DATE: August 26, 2021

28 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
29 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
30 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
31 § 3.2.6 of the Charter.

32  
33 Kristin M. Bronson, Denver City Attorney

34 BY: , Assistant City Attorney                      DATE: Aug 25, 2021