

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2024

COUNCIL BILL NO. CB24-1659
COMMITTEE OF REFERENCE:
4 Finance & Governance

5
6 **A BILL**

7 **For an ordinance amending Ordinance No. 400, Series of 2008, amending the**
8 **boundaries of the Denver Downtown Development Authority.**

9
10 **WHEREAS**, The City Council of the City and County of Denver (“City Council”) previously
11 adopted Ordinance No. 400, Series of 2008 (the “Creation Ordinance”), thereby creating and
12 establishing, subject to a related organizational election authorized pursuant to Ordinance No. 401,
13 Series of 2008 (“Organizational Election”), the Denver Downtown Development Authority (“Authority”
14 or “DDDA”); and

15 **WHEREAS**, the electors of the DDDA approved the creation of the DDDA at the
16 Organizational Election, and the DDDA has been operating in conformance with the Creation
17 Ordinance and applicable law, including, without limitation, C.R.S. §§ 31-25-801, *et seq.*; and

18 **WHEREAS**, pursuant to C.R.S. § 31-25-822, subsequent to the organization of the DDDA,
19 additional property may be included into the boundaries of the DDDA; and

20 **WHEREAS**, pursuant to C.R.S. § 31-25-822, proceedings for inclusion shall be initiated by
21 petition to the Board of Directors of the DDDA (“Board”), signed by the owner or owners in fee of
22 each parcel of land adjacent to the DDDA sought to be included, and any such petition shall include
23 evidence satisfactory to the Board concerning title to the property and an accurate legal description
24 thereof; and

25 **WHEREAS**, pursuant to C.R.S. § 31-25-822, if the Board approves such petition, it shall then
26 submit the same to the City Council, as the governing body in and for the City and County of Denver,
27 Colorado (“City”); and

28 **WHEREAS**, in accordance with C.R.S. § 31-25-822, the City, as the owner of certain parcels
29 of land located adjacent to the DDDA, submitted to the Board a petition for the inclusion of property
30 into the DDDA, dated July 25, 2024, for the Board’s consideration (all as further described in said
31 petition, the “Petition”); and

32 **WHEREAS**, the Board considered the sufficiency of the Petition in accordance with C.R.S. §
33 31-25-822, and have adopted a resolution dated August 29, 2024 approving the Petition and
34 directing its submission to City Council for its consideration (as adopted by the Board, the “Approval

1 Resolution”); and

2 **WHEREAS**, true and accurate copies of the Petition and the Approval Resolution have been
3 filed in the official records of the Clerk and Recorder under City Clerk Filing No. 20240133
4 (collectively, the “Petition Documents”); and

5 **WHEREAS**, the Petition Documents have been properly submitted to the City Council in
6 conformance with C.R.S. § 31-25-822, and the City Council wishes to further consider and approve
7 the Petition in accordance with C.R.S. § 31-25-822.

8

9 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
10 **DENVER:**

11 **Section 1.** The recitals described above are incorporated herein by reference.

12 **Section 2.** The Petition Documents include evidence satisfactory to the City Council
13 concerning title to the property described within the Petition, and an accurate legal description
14 thereof.

15 **Section 3.** In accordance with C.R.S. § 31-25-822, the City Council hereby approves the
16 Petition.

17 **Section 4.** Section 3 of the Creation Ordinance shall be amended and restated in its entirety
18 to redescribe the boundaries of the DDDA so as to include the additional underlined property
19 described in the Petition, as follows:

20 “Section 3. The Authority shall be located within the city limits of the City and County of
21 Denver, Colorado, in an area whose boundaries are described as follows: Any references to
22 reception numbers or to book and page numbers refer to documents recorded with the Denver
23 Clerk and Recorder’s Office:

24

DDDA BOUNDARIES

25

PARCEL 1

26

MARKET STREET STATION

27 A parcel of land being all of Block 41, East Denver, including the alley in said Block 41 as
28 vacated by Ordinance 388 of 1981, all in the NE 1/4 of Section 33, Township 3 South, Range 68
29 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

30

31

PARCEL 2

32

DENVER UNION STATION AND OTHER PARCELS

33 A parcel of land in Section 28 and Section 33 of Township 3 South, Range 68 West of the

1 Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described
2 as follows:

3 Beginning at the most easterly corner of Block E, East Denver, also being the point of
4 beginning of parcel 1 as described in that Special Warranty Deed recorded at Reception No.
5 2001135957 recorded on August 14, 2001 in the records of the Office of the Clerk and Recorder,
6 City and County of Denver and thence southwesterly along the southeasterly boundary of said
7 Parcel 1 and said line extended to the most easterly coiner of Block 13, East Denver;

8 Thence northwesterly along the northeasterly line of said Block 13 and said line extended to
9 the most easterly corner of Block 10, East Denver;

10 Thence southwesterly along the southeasterly line of said Block 10 to the easterly line of
11 Wewatta Street as Dedicated by Ordinance 550 of 2001;

12 Thence northwesterly along the said easterly line of said Wewatta Street as defined by said
13 dedication Ordinance 550 of 2001 and dedication Ordinance 228 of 1995 and further defined by
14 vacating Ordinance 977 of 2000, to a point on the easterly line of Wewatta Street as dedicated by
15 Commons Subdivision Filing No. 2;

16 Thence northwesterly along said portion of Wewatta Street as dedicated by said Commons
17 Subdivision, Filing No. 2, to the southwesterly line of 16th Street as originally platted in East
18 Denver;

19 Thence northwesterly along said southwesterly line of 16th Street and said line extended to
20 the northwesterly line of Wewatta Street as dedicated by Commons Subdivision Filing No. 3;

21 Thence southwesterly along the said northwesterly line of said Wewatta Street and also
22 continuing southwesterly along the southeasterly line of Commons Subdivision No. 3, to the
23 southerly most corner of said Commons Subdivision No. 3;

24 Thence northwesterly along the southwesterly line of Commons Subdivision No. 3 to the
25 most westerly corner of said Commons Subdivision No. 3 also being the southeasterly boundary of
26 the Consolidated Main Line (CML);

27 Thence northeasterly along and the northwesterly line of said Commons Subdivision Filing
28 No. 3, to the most southerly corner of a parcel of land known as Parcel 16-6A-LR-2-RTD as
29 described in that document recorded at Reception No. R-91-0116128 recorded on November 26,
30 1991 in the records of the Clerk and Recorder, City and County of Denver, also being the common
31 line between the CML and Regional Transportation District (RTD) parcels as conveyed to RTD by
32 said Reception No. R91-0116128;

33 Thence northeasterly along the line common to the southwesterly line of the CML and the

1 northwesterly line of the RTD property as defined by said parcels recorded at Reception No. R-91-
2 0116128 and said lines extended to be continuous across vacated 16th Street and also across 19th
3 Street, to the southwesterly line of 20th Street as dedicated by ordinance 732 of 2003;

4 Thence southeasterly along the southwesterly line of said 20th Street and said line extended
5 across Chestnut Place and continuing along said southwesterly line of 20th Street to the
6 northwesterly line of said parcel 1 as described in that Special Warranty Deed recorded at
7 Reception No. 2001135957, also being the northwesterly line of easement parcel RE 2278-00-
8 19REV.2, said easement parcel dedicated as 20th Street right-of-way by said ordinance 732 of
9 2003;

10 Thence clockwise along the northwesterly line, the northeasterly line of said parcels, to the
11 southeasterly line said Parcel 1;

12 Thence southwesterly along the said southeasterly line of said parcel 1, and said line
13 extended, to the centerline of 18th Street as vacated by Ordinance 994 of 1991 and by Ordinance
14 1209 of 1996;

15 Thence southeasterly along the centerline of said vacated 18th street to the northwesterly
16 right-of-way of Wynkoop Street;

17 Thence southeasterly along the northwesterly right-of-way of Wynkoop Street to the point of
18 beginning.

19 **PARCEL 3**

20 **CITY AND COUNTY OF DENVER INCLUSION PARCELS**

21 Parcels of land lying in Sections 33 and 34, Township 3 south, Range 68 west of the 6th
22 Principal Meridian, City and County of Denver, State of Colorado, described as follows:

23 Those portions of the of the streets, avenues, and lanes conveyed to the City of Denver by
24 deed recorded June 8, 1867, at book 14 page 120, Arapahoe County, Colorado Territory, as
25 shown on the Fredrick J. Ebert plat titled "Part of the City of Denver" dated June 29, 1865,
26 depicting the Congressional Grant approved May 28, 1864, and lying west of N. Broadway, north
27 of W. Colfax Ave., northeast of N. Speer Blvd., southeast of Wewatta St., south of the north line of
28 the aforementioned sections 33 and 34, and southwest of the northeast line of 20th St.

29 Together with all the streets dedicated to the City of Denver in H. C. Brown's Addition to
30 Denver recorded June 22, 1868, at book 1, page 3, Arapahoe County, Colorado Territory."

1 **Section 5.** In accordance with C.R.S. § 31-25-822, from the effective date of this Ordinance
2 the Property described in the Petition shall be included within the Authority and shall be subject to
3 any taxes thereafter imposed by the City for the use and benefit of the Authority.

4 **Section 6.** Except as expressly amended herein, the Creation Ordinance shall remain in
5 full force and effect.

6 COMMITTEE APPROVAL DATE: November 19, 2024

7 MAYOR-COUNCIL DATE: November 26, 2024 by Consent

8 PASSED BY THE COUNCIL: _____

9 _____ - PRESIDENT

10 APPROVED: _____ - MAYOR _____

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, _____

15 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 27, 2024

16 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
19 3.2.6 of the Charter.

20 Kerry Tipper, City Attorney for the City and County of Denver

21 BY: Anshul Bagga, Assistant City Attorney DATE: Nov 26, 2024, 2024