

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team
at MileHighOrdinance@DenverGov.org by NOON on Wednesday.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: July 21, 2010

Please mark one: **Bill Request** or **Resolution Request**

1. Has your agency submitted this request in the last 12 months?

Yes **No**

If yes, please explain:

2. Title: *(Include a one sentence description that clearly indicates the type of request – grant acceptance, contract execution, municipal code change, supplemental request, etc.)*

Approval of BMP Metropolitan Districts Nos. 1, 2 & 3 service plans.

3. Requesting Agency: Public Works and Finance

4. Contact Person: *(with actual knowledge of proposed ordinance)*

- **Name:** Andrew Johnston - Debt Administrator for Special Districts
- **Phone:** 720-913-9372
- **Email:** andrew.johnston@denvergov.org

5. Contact Person: *(with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary)*

- **Name:** Andrew Johnston - Debt Administrator for Special Districts
- **Phone:** 720-913-9372
- **Email:** andrew.johnston@denvergov.org

6. General description of proposed ordinance including contract scope of work if applicable:

The ordinance is requesting the City's approval of 3 service plans enabling the creation process to proceed towards an election in November 2010. A service plan is the guiding document setting out the parameters and requirements under which a metro district is permitted to operate. The proposed districts will financially support the redevelopment of an infill 42 acre site into a high density mixed use transportation orientated development. Approval supports the creation of 3 metropolitan districts to be utilized to raise revenues through the assessment of mill levies, public impact fees, and parking fees. The revenues will be pledged to finance approximately \$90 million in project costs. Additionally, the service plans institute a regional mill levy of 5 to be pledged to the City as a funding source for certain regional improvements and services related to the impact of the proposed development.

Please include the following:

- a. **Duration:** The proposed districts are organized under Title 32 of the CRS and become a permant subset of local government with the ability to generate revenues and issue debt as set out in the service plan.
- b. **Location:** Approximately 42 acres located at the south west corner of Broadway and Alameada.
- c. **Affected Council District:** District 7 - Chris Nevitt
- d. **Benefits:** The districts are being created to financially support TOD orientated development.
- e. **Costs:** There are no costs to the City. The districts are assesseed annual fees to offset staff's ongoing monitoring and interaction. It is anticipated the districts will raise revenue by imposing mil levies, parking fees, and public improvement fees.

To be completed by Mayor’s Legislative Team:

SIRE Tracking Number: _____

Date: _____

Ordinance Request Number: _____

Date: _____

7. Is there any controversy surrounding this ordinance? (groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date: _____

Ordinance Request Number: _____

Date: _____

Executive Summary

Service Plan Approval

BMP Metro Districts 1, 2, & 3

(a/k/a Denver Design District)

Denver Design “District” is an existing 80 acre retail and commercial center located south of Alameda Avenue to I-25 between the Alameda Station light rail station and Broadway. This area has an approved GDP for redeveloping the site into a transit orientated development and is seeking creation of three metro districts to assist in financing the first phases of redevelopment on the northern 42 acres. The Zoning Code Update has the site zoned for high intensity mixed use and matches the approved GDP.

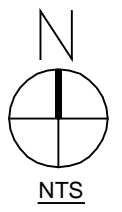
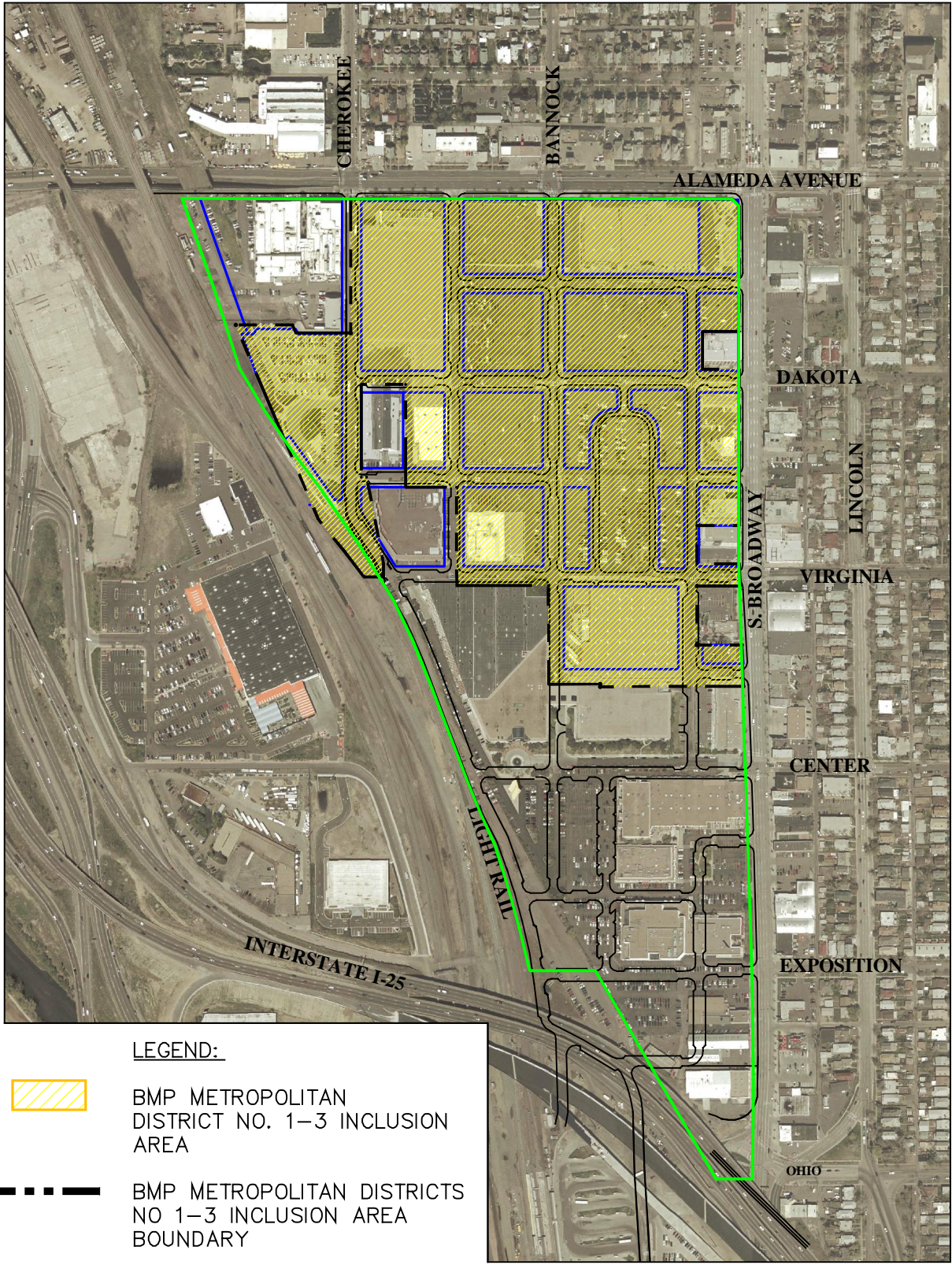
District Structure: Three districts are being created. District 1 will be the management district primarily responsible for managing the operations and activities of the districts including the issuance of debt. As development proceeds, redeveloping commercial parcels will be included into District 2 and residential parcels will be included into District 3. Districts 2 and 3 are being labeled financing districts and will be primarily responsible for assessing mill levies on either commercial or residential properties within their boundaries. The revenues generated by Districts 2 and 3 will be pledged to District No. 1. It is anticipated that District 1 will use these revenues to cover maintenance costs and issue bonds for infrastructure improvements.

District Parameters: A service plan is the guiding document setting out the parameters and requirements under which a metro district is authorized to operate. Annually information must be given to the City that provides critical information about the activities and financial well being of the districts. Besides these reporting requirements, the service plans establishes the following:

- 1) The purpose of the Districts is to construct public infrastructure and provide services to parcels inside of the district.
- 2) The ability to assess up to 50 mills for the following purposes:
 - a. Debt Service – up to 40 mills
 - b. Operations & Maintenance – up to 10 mills
- 3) The ability to assess a regional mill in the amount of 5 mills. The regional mills will be pledged to the City to fund infrastructure and services associated with the increased impact on City infrastructure resulting from higher density land uses within the Districts.
- 4) The plan of finance is projecting \$105 million in bonds will be issued to support the construction of public infrastructure and illustrates how District revenues can retire the debt. Total debt authorized is \$300 million and is consistent with the City’s district creation policies.
- 5) The Districts must submit information to the City prior to issuing any bonds evidencing the proposed debt is in compliance with the service plan.

Overlapping Districts: The boundaries of the proposed Districts overlap with the existing Broadway Local Maintenance District (LMD). Language has been added to the service plans prohibiting the duplication of services and charges with the LMD. The Districts also lie within the existing Broadway Marketplace Urban Renewal Area. There is Service Plan language that the Districts cannot impact the current DURA obligations on the site and that agreements will need to be entered into between the Districts and DURA to have DURA return the Districts’ mill levy to the Districts to be used pursuant to the Service Plans.

The approach taken in these Districts’ service plans are consistent with the recently approved Denargo Market service plan as well as the service plans for Alameda Station and Gates/Cherokee.



LEGEND:



BMP METROPOLITAN DISTRICT NO. 1-3 INCLUSION AREA



BMP METROPOLITAN DISTRICTS NO 1-3 INCLUSION AREA BOUNDARY



DENVER DESIGN DISTRICT GDP BOUNDARY



555 17TH STREET - SUITE 500
DENVER, COLORADO 80202
303-832-9091

INCLUSION AREA / GDP BOUNDARY
BMP METROPOLITAN DISTRICT NOS. 1-3

FIGURE
6