

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor’s Legislative team with questions

Date of Request: 2/22/2021

Please mark one: Bill Request or Resolution Request

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other: Land Acquisition Ordinance (LAO)

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Authorizes the Division of Real Estate to enter into a lease with PRRC LLC for City property located at 3300 N. Kalamath St.

3. Requesting Agency: DOF- Real Estate

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution:	Contact person to present item at Mayor-Council and Council
Name: Lisa Lumley	Name: Lisa Lumley
Email: lisa.lumley@denvergov.org	Email: lisa.lumley@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Leases excess City land to PRRC, LLC for up to 15 years, for use as a parking lot to be built by PRRC.

6. City Attorney assigned to this request (if applicable):

Maureen McGuire

7. City Council District: 1

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: RR21 0218

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name: PRRC LLC

Contract control number: FINAN-202157861

Location: 3300 N Kalamath St

Is this a new contract? Yes No **Is this an Amendment?** Yes No **If yes, how many?** N/A

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Initial term is for 10 years with one option to extend for 5 additional years

Contract Amount (indicate existing amount, amended amount and new contract total):

Current Contract Amount (A)	Additional Funds (B)	Total Contract Amount (A+B)
\$782,599.92	0	\$782,599.92

Current Contract Term	Added Time	New Ending Date
4/1/2021 – 3/31/2036	N/A	3/31/2036

Scope of work: N/A

Was this contractor selected by competitive process? N/A **If not, why not?**

Has this contractor provided these services to the City before? Yes No

Source of funds: N/A

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): N/A

Who are the subcontractors to this contract? N/A

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EXECUTIVE SUMMARY – Lease with PRRC, LLC

City will lease approximately 210,250 square feet of land at 3300 N. Kalamath, adjacent to Cuernavaca Park, to PRRC for use as a parking lot. The property cleared the Division of Real Estate's Clearance and Release process with no material objections.

Land Use

- The land is currently mostly vacant, with a small 60 space parking lot for visitors to Cuernavaca Park.
- PRRC's tenants formerly parked in a lot located on City-owned land near PRRC's buildings at 1740 to 1830 Platte St. The City sold the land in 2019.
- PRRC now has the need to replace tenant parking.
 - At its own expense, estimated at \$1.6 million, PRRC will expand the existing parking lot by 168 spaces for use by its tenants at Platte Street buildings during business hours.
 - A shuttle bus funded by PRRC will transport PRRC tenants between the parking lot and the Platte Street buildings.
 - During non-business hours, the lot will be available for public use.
 - The existing 60 parking spaces will remain for park visitors, at no charge.

West Side Line Trail

- In December 1999, the City entered into an agreement with PRRC's predecessor, SDLIP LLC, whereby PRRC agreed to fund \$65,000 toward construction of the West Side Line trail which runs behind PRRC's property along Platte Street.
- The trail has not yet been designed or constructed.
- PRRC has now agreed to increase its contribution by \$85,000 to a total of \$150,000 to be deposited into escrow and drawn by the City for use on design or construction of the trail within 5 years.
- If the City does not draw the escrow within 5 years, the funds will be returned to PRRC for landscape improvements on the portion of the West Side Line Trail that crosses PRRC's land. Denver Parks and Recreation is supportive of this lease.

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