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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, June 17, 2014**

**10:30 AM City & County Building, Room 391**

**Committee Members:** Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

**Committee Staff:** Gretchen Williams

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**Council Members Present:** Lehmann, Montero, Robb, Susman

**Members Absent:** Brown, Lopez, Shepherd

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### Bill Requests

**BR14-0502 Approves the Service Plan for the formation and establishment of the GCC (Globeville Commerce Center) Metropolitan District No.1 northwest of Washington Street and 51st Avenue in Council District 9.**  
*Andrew Johnston, Finance Dept., Cameron Bertron, EnviroFinance Group*

Andrew Johnston, Department of Finance; Cameron Bertron, Mary Hashem, and Sarah Laverty, EnviroFinance Group (EFG); and Megan Becher, McGeady-Sisneros (attorney), presented the bills creating two metropolitan districts, background on the ASARCO Globe Plant site; the financing plan for and services provided by the proposed metro districts; and the general development plans for the site.

Only a 15-acre portion of the 77-acre site is in Denver; the remaining 62 acres are north of 52nd Avenue in Adams County. The Denver portion is between 51st and 52nd avenues west of Washington Street. The two Denver metro districts and two being created in Adams County will cover the entire 77 acres. The site offers a unique opportunity for modern commercial industrial development in Denver's market. This is deemed a prime location offering an opportunity to have modern industrial buildings with great access to I-

25 and I-70. The development will resemble the Stapleton Industrial Park.

Net developable area on the site will be about 60 acres. Future development is anticipated to total between 750,000 and 1 million square feet, which should be started early in 2015.

The Colorado Department of Health and the Denver Department of Environmental Health are overseeing remediation, which is expected to be completed by 2014.

The metro districts are necessary to accommodate financing and redevelopment; provide services and maintenance; and enforce the covenant prohibiting any residential development on the site.

Metro Districts 1 and 2 initially will contain small land areas. Additional land will be incorporated as it is sold to developers. However, the districts will be able to provide services to the entire site. There will be intergovernmental agreements among the districts to accomplish total development.

The developer estimates \$9.68 million in District costs, to be raised through the Districts' \$11.84 million bonding capacity. This will be accomplished with a 40 mills tax levy for project funds. The debt service levy will be 50 mills.

The anticipated scheduled is for Denver City Council to approve the formation of the Districts 1 and 2 on July 14, and the Adams County Board of Commissioners are expected to approve Districts 3 and 4 on July 22.

At the request of Councilwoman Montero, Celia Vanderhoof, Denver Environmental Health (DEH), told the Committee that the land use plan is for industrial development, in view of the contamination. The City will not take responsibility for any contaminated property, so the internal streets will not be dedicated to the City. The ground water is being monitored now, and during construction, there will be requirements for protections. DEH will continue to be involved in oversight of all development.

A motion offered by Councilmember Robb, duly seconded by Councilmember Susman, to file the bill carried by the following vote:

- AYES: Susman, Lehmann, Montero, Robb(4)
- NAYS: (None)
- ABSENT: Brown, Lopez, Shepherd(3)
- ABSTAIN: (None)

**BR14-0515 Approves the Service Plan for the formation and establishment of the GCC (Globeville Commerce Center) Metropolitan District No. 2 northwest of Washington Street and 51st Avenue in Council District 9.**  
*Andrew Johnston, Finance Dept., Cameron Bertron, EnviroFinance Group*

See above discussion.

A motion offered by Councilmember Robb, duly seconded by Councilmember Susman, to file the bill carried by the following vote:

AYES: Susman, Lehmann, Montero, Robb(4)

NAYS: (None)

ABSENT: Brown, Lopez, Shepherd(3)

ABSTAIN: (None)