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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, February 05, 2013    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, Shepherd, Herndon, Susman, Nevitt

**Members Absent:** Brown, Lopez

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### Bill Requests

**BR13-0071 Approves Official Map Amendment Application #2012I-00046 for 1454 S Milwaukee from PUD #320 to E-SU-DX in Council District 6.**

*Steve Nalley, Community Planning & Development*

This is a vacant, 6,250 square foot lot in the Cory-Merrill neighborhood. The surrounding uses are generally single-family homes with the same ES-SU-DX zoning requested for this site. D indicates a 6000 sq. ft. minimum lot size; X indicates that the suburban, as well as the urban, house form is allowed.

The current zoning is a restrictive PUD created to accommodate the otherwise non-conforming two structures on the lot, which have recently been demolished, and the PUD does not allow the type of single-unit house the owner wants to construct.

The owner's plans were moved all the way through the review process

before someone noticed that the zoning was inappropriate.

Community Planning & Development staff found that the proposed zoning is consistent with the adopted plans, including Comprehensive Plan 2000 and Blueprint Denver, and recommends approval.

The Planning Board considered the proposed rezoning on Jan. 16 and recommends approval by City Council.

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

- AYES: Susman, Lehmann, Montero, Robb, Shepherd(5)
- NAYS: (None)
- ABSENT: Brown, Lopez(2)
- ABSTAIN: (None)

**BR13-0074 Approves the Service Plans for the formation and establishment of ten (10) Title 32 metropolitan districts entitled the Aviation Station area metropolitan districts including Aviation Station North Metropolitan District No. 1, Aviation Station North Metropolitan District No. 2, Aviation Station North Metropolitan District No. 3, Aviation Station North Metropolitan District No. 4, Aviation Station North Metropolitan District No. 5, Aviation Station North Metropolitan District No. 6, Smith Metropolitan District No. 1, Smith Metropolitan District No. 2, Smith Metropolitan District No. 3 and Smith Metropolitan District No. 4 in Council District 11.**

*Andrew Johnston, Finance*

The RTD East Line to DIA goes into service in the first quarter of 2016. The last station on the line before reaching DIA is the Aviation Station at 61st and Pena. Development will include the rail stop and plaza; connecting streets, water and sewer from Tower Road; and Aviation Place and Park, a public space "anchor" for development in the station areas. The financing for development of that station is the subject of this ordinance request.

The station will sit on DIA land; the infrastructure is on land owned by Fulenwider and others. Due to the number of land owners and the extensive amount of infrastructure required, it has been determined that a number of metropolitan districts need to be created to finance the large investment required. In order to stay on the critical path for opening the station, the districts need to be in place this spring to begin construction. All of this development area is outside of the DIA noise contour.

The total development area involved is about 680 acres between 56th and 71st avenues and between Pena Blvd. and Tower Road. The development will be a mix of land uses; north of 61st Ave. will have more density, and no residential north of 64th. Phase I will take 10-12 years for absorption, starting with 300 units of rental housing when the station opens. Structured parking will eventually be developed.

Phase I infrastructure includes water, sewer, a park, and the RTD platform. This construction will open a significant amount of land for development.

Phase I financing is \$35 million, although some of that will benefit the entire 680 acre area. We want to ensure that growth pays its own way. All developers in the area support the creation of the districts.

The plan is for multiple districts due to the size and phasing of the development. The districts will be phased in as development occurs.

Petition of 100 percent of the property ownership required for inclusion into one of the taxing entities.

The Committee discussed the governance structure, especially as it relates to affordable units purchased under the inclusionary housing ordinance (IHO) and how homeowner association fees relate and can be kept lower for these buyers.

Operation, maintenance and debt payments will be paid from the tax mill

levy. Other revenue sources allowed by the service plan include district fees, specific ownership taxes, and public improvement fees (PIF). The PIF helps subsidize mill levy imposition by obtaining revenue from the users of the districts' improvements who are not property owners within the districts. This revenue stream will be imposed by the landowners. Without PIF, the mill levy would need to be 5 to 7 mills higher to raise the necessary revenue.

Maximum debt authorization is \$500 million.

The plan is to get the paperwork and authorization first districts in place in time for a May 2013 formation election by property owners. The Station Area Plan is already in development. The General Development Plan will be completed by autumn 2013 zoning late 2013/early 2014.

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

AYES: Susman, Lehmann, Montero, Robb, Shepherd(5)  
NAYS: (None)  
ABSENT: Brown, Lopez(2)  
ABSTAIN: (None)