



Park Hill Golf Course

Action Items: Zoning; Metro District Service Plan;
Development Agreement; Referral of Ballot Measure

LUTI - December 13, 2022

Agenda of Action Items Today

- BR22-1629 - Rezoning
- BR22-1628 - Metro Districts Service Plan
- BR22-1634 - Development Agreement
- BR22-1635 - Referral of conservation easement ballot question

Why a package of bills?

- We are obligated to provide voters a clear and complete picture of what will happen on the property – the effect of a YES vote and the effect of a NO vote
- Various components work in concert to make the vision legally binding and assure the voters of enforceable commitments and constraints on the property
- Various items are referential and related
- Allows voters to have the final say in what happens on this property with some degree of specificity

Why now?

- Two years of community process for current visioning and area plan – now adopted by City Council
- Expectation of next steps from that process
- Staff, community and elected representatives with experience and expertise in place
- Certainty around project can only come from a vote and residents deserve to know outcomes in timely manner



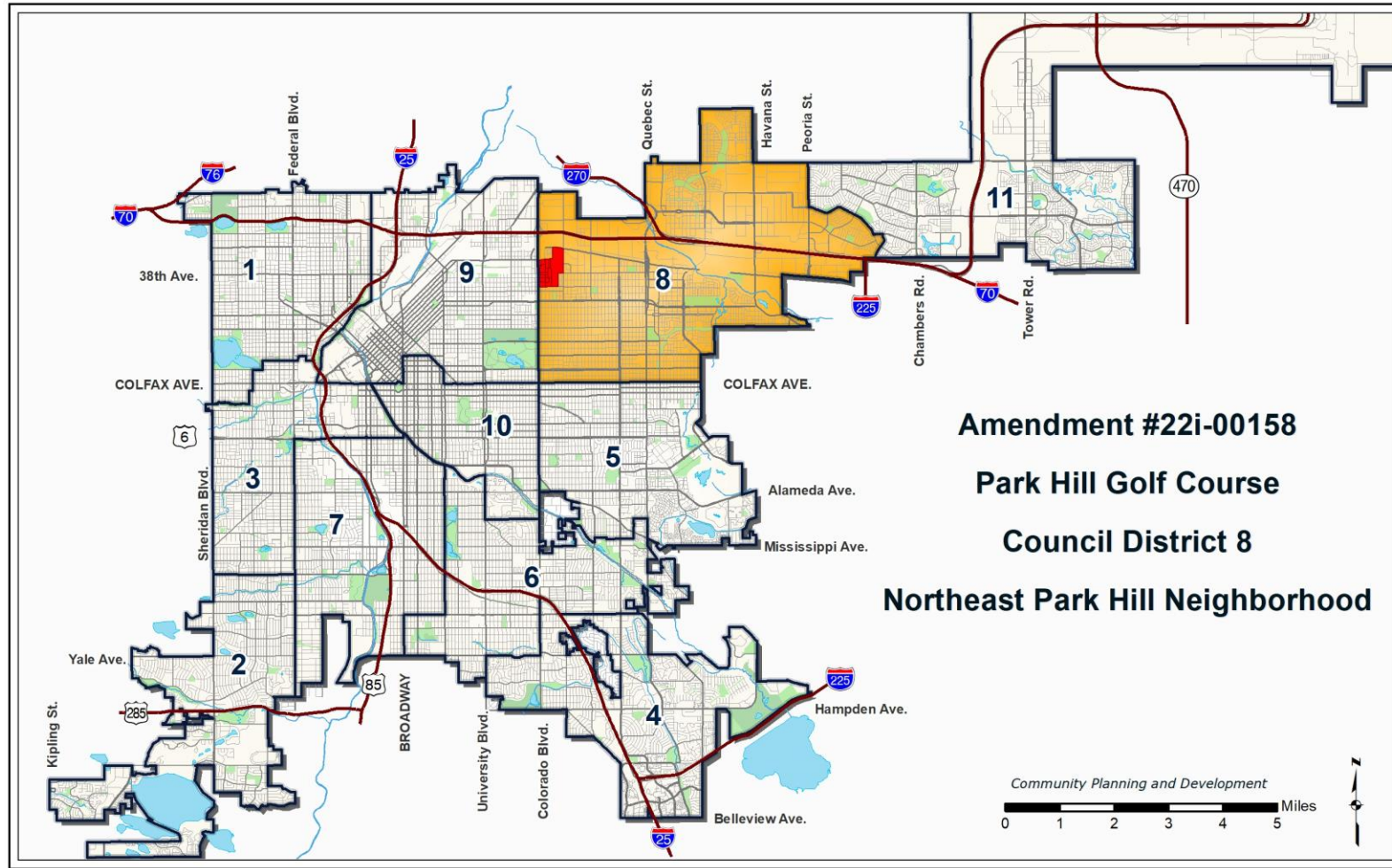
4141 E. 35th Ave.

2022I-00158

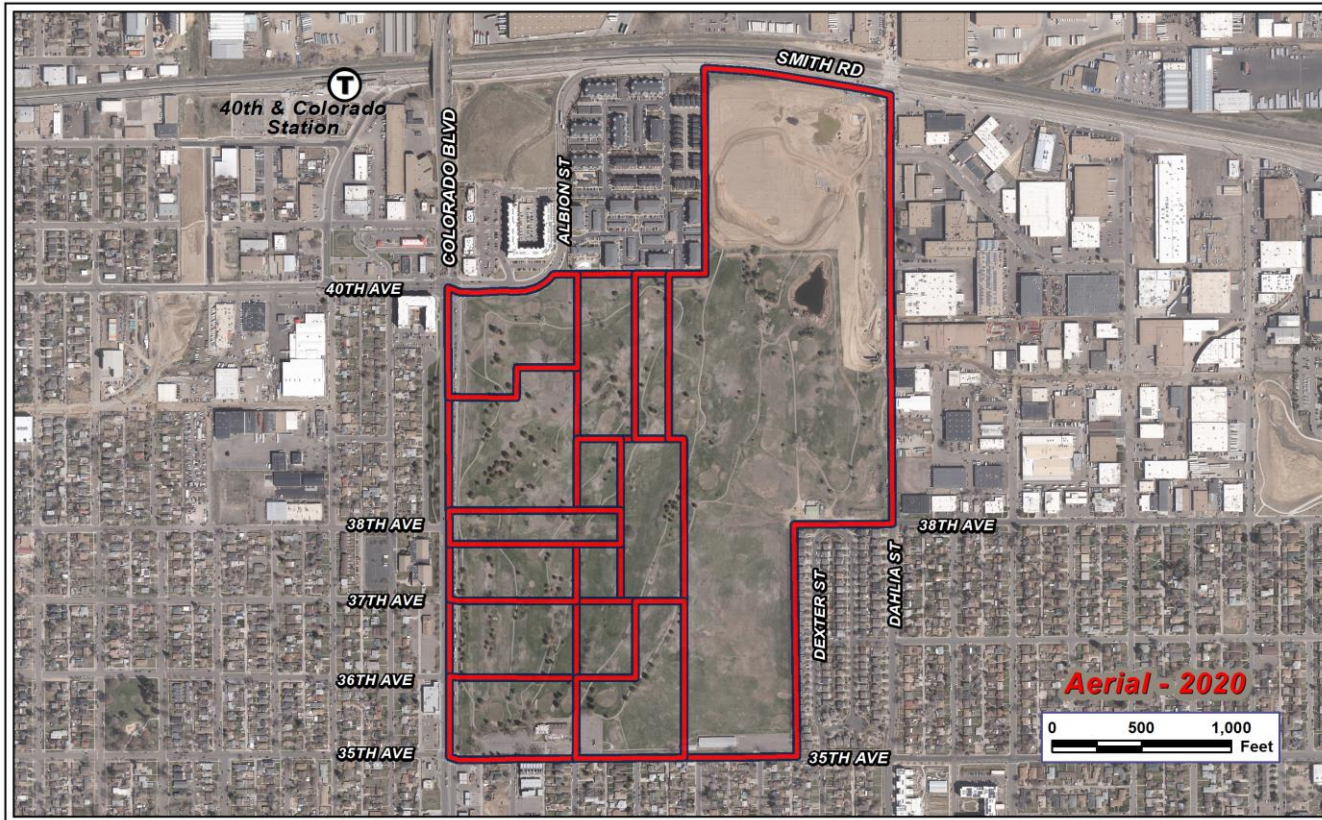
Request: OS-B to OS-A, C-MS-5 w/DO-8, C-MX-12, C-MX-8, C-MX-5,
C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers

LUTI: 12/13/2022

Council District 8: Chris Herndon

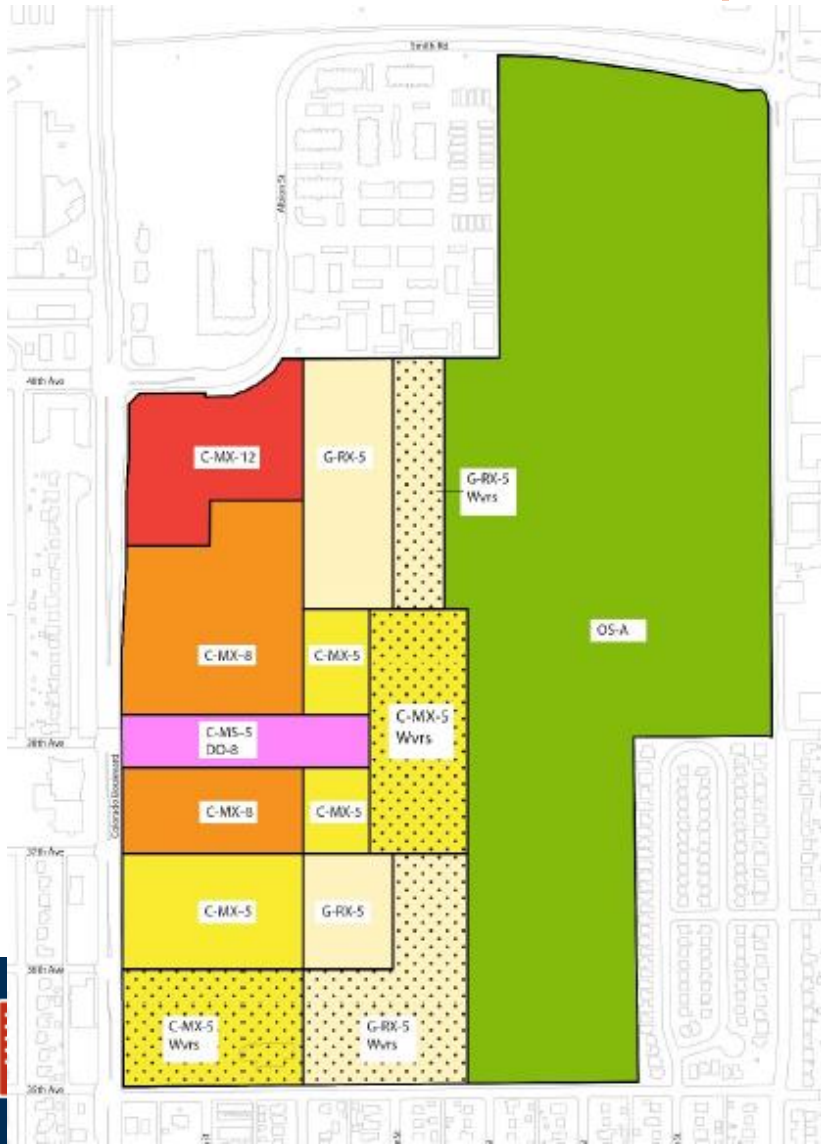


Request: OS-A, C-MS-5 w/DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers



- **Location**
 - Approx. 155 acres
 - Private open space, former golf course
- **Request**
 - Rezoning from OS-B to OS-A, C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers
- **Proposal**
 - Public park and open space
 - Mixed-use development with varying heights from 4-12 stories
 - Residential and commercial uses

Request: OS-A, C-MS-5 w/DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers



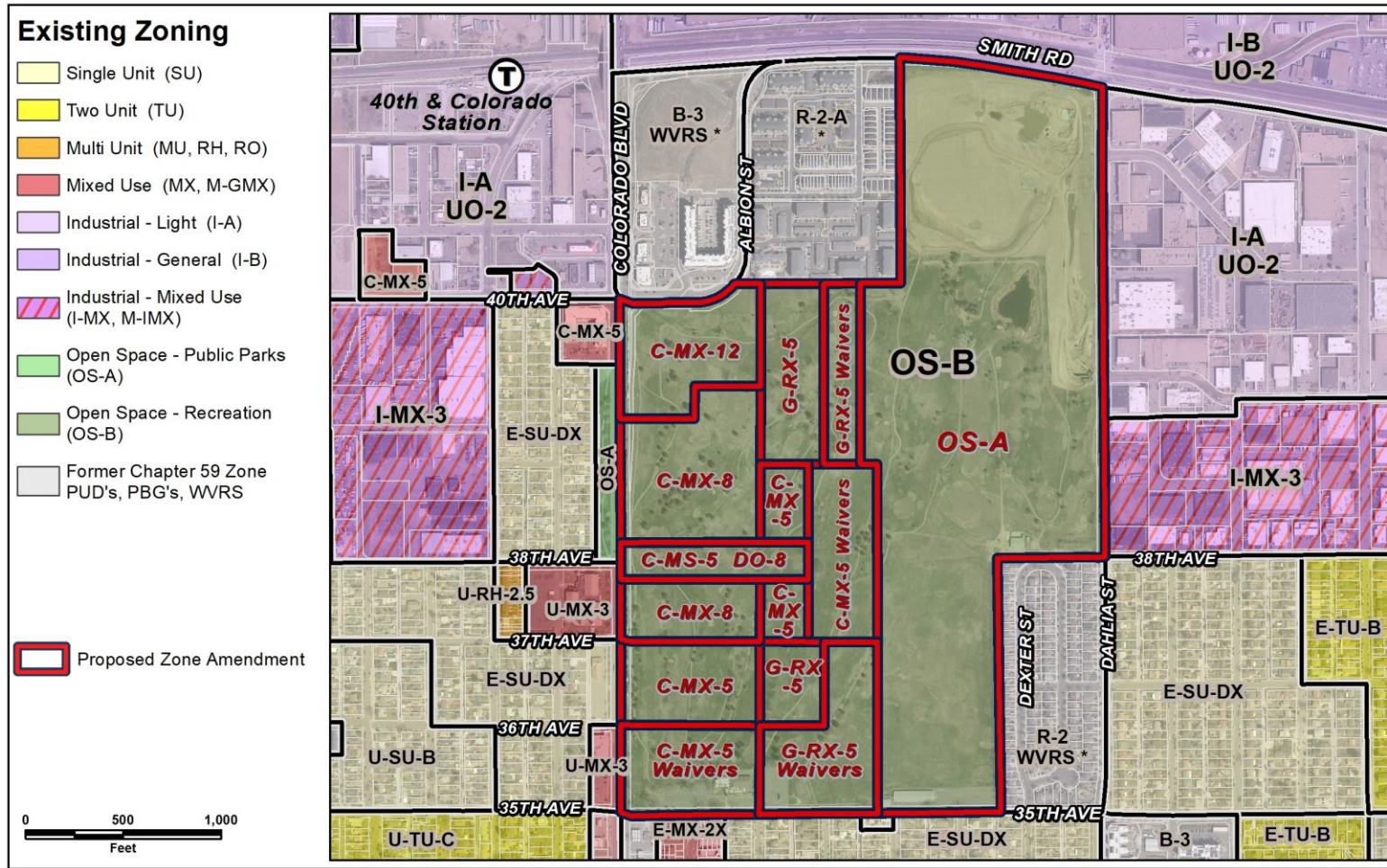
- **Location**
 - Approx. 155 acres
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- **Request**
 - Rezoning from OS-B to OS-A, C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers
- **Proposal**
 - Public park and open space
 - Mixed-use development with varying heights from 4-12 stories
 - Residential and commercial uses

Request: C-MX-5 w/waiver and G-RX-5 w/waiver

Waivers

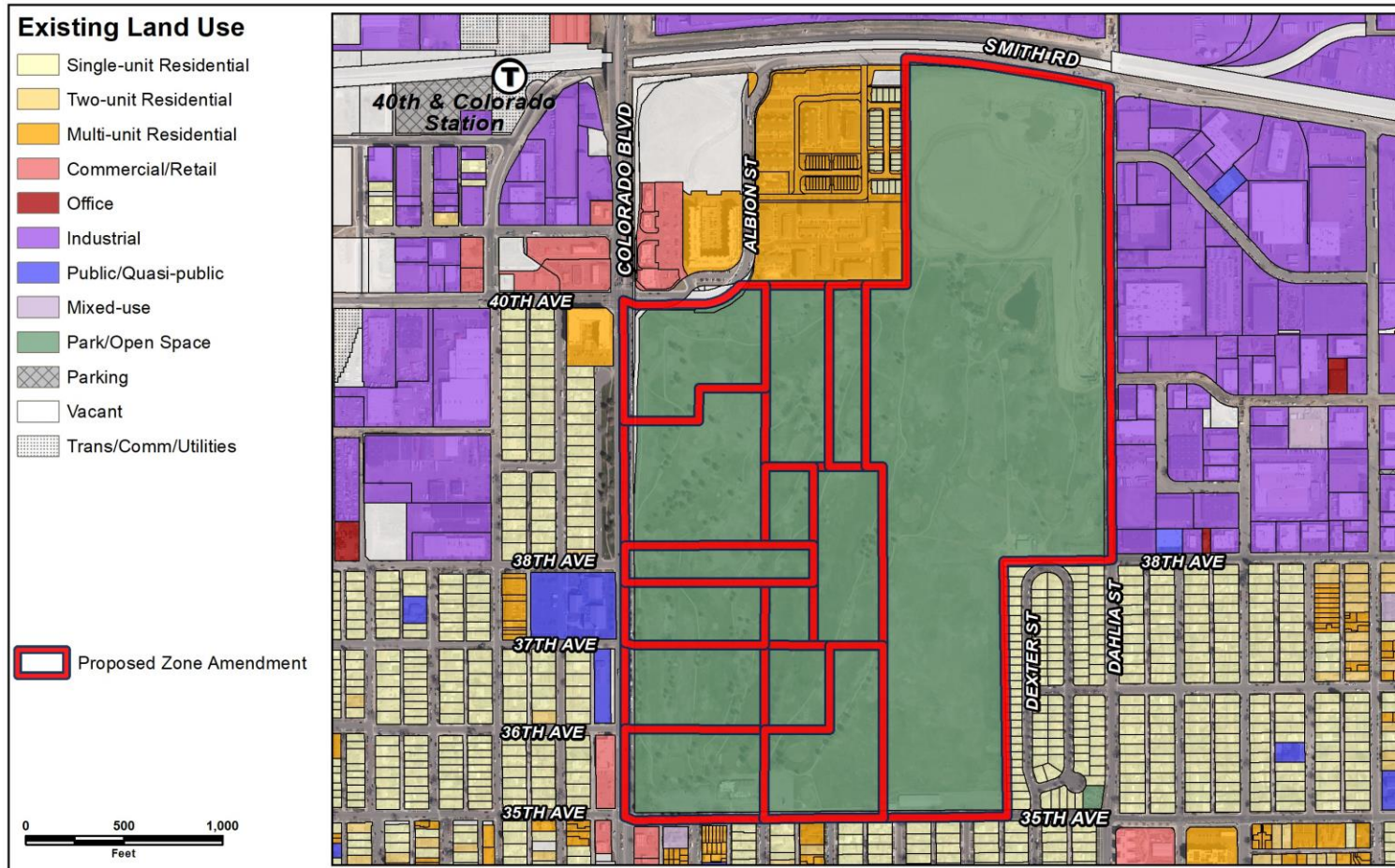
- Waives maximum permitted building height of 5 stories or 7 stories with incentives
- Waives maximum permitted building height of 70 feet or 95 feet with incentives
- **INSTEAD:** Allows a maximum height of 4 stories or 55 feet and waives the right to use maximum height with incentives

Existing Zoning



- Current Zoning: OS-B
— Private park and open space

Existing Land Use



Land Use: Privately owned, former golf course

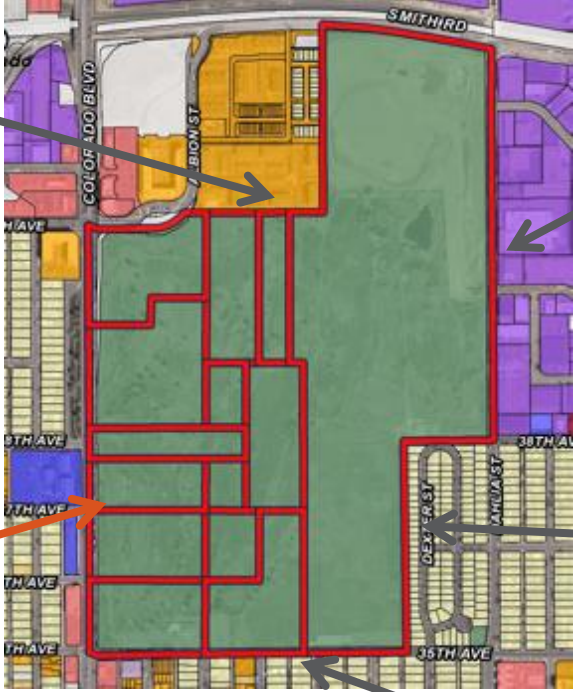
Surrounding Land Uses:

- Single-Unit Residential
- Industrial
- Public/Quasi-Public
- Multi-unit Residential
- Commercial/Retail

Existing Building Form/Scale



Subject Property



Large Development Review

- LDR was determined to be applicable
 - Circumstances warranted a master framework process
 - Land use, open space, housing and infrastructure could not be resolved through other regulatory processes
 - Land is subject to a conservation easement
- Proposed Large Development Framework includes
 - Small area planning process
 - Rezoning
 - Infrastructure master plan
 - Subdivision
 - Development agreement

Process

- Informational Notice: 8/5/2022
- Planning Board Notice: 10/4/2022
- Planning Board Public Hearing (unanimously recommended approval): 10/19/2022
- Land Use, Transportation, and Infrastructure Committee: 12/13/2022
- City Council Public Hearing: 1/23/2023

Public Comment

- Boards of Overlook at Park Hill Homeowners Association, Inc. and Greater Park Hill Community, Inc. submitted resolutions opposing the rezoning
- Winston Downs Community Association (Washington Virginia Village neighborhood) concerned with additional structures, heat islands, and traffic in an area that needs more open space
- Over 430 comments received
 - Those in support cited need for more amenities, affordable housing, and public park space
 - Those opposed expressed concerns with reviewing rezoning while conservation easement remains in place
 - Many want entire property to remain open space
 - Concerns with additional density and traffic

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan*
- *Game Plan for a Healthy City*
- *Park Hill Golf Course Small Area Plan*

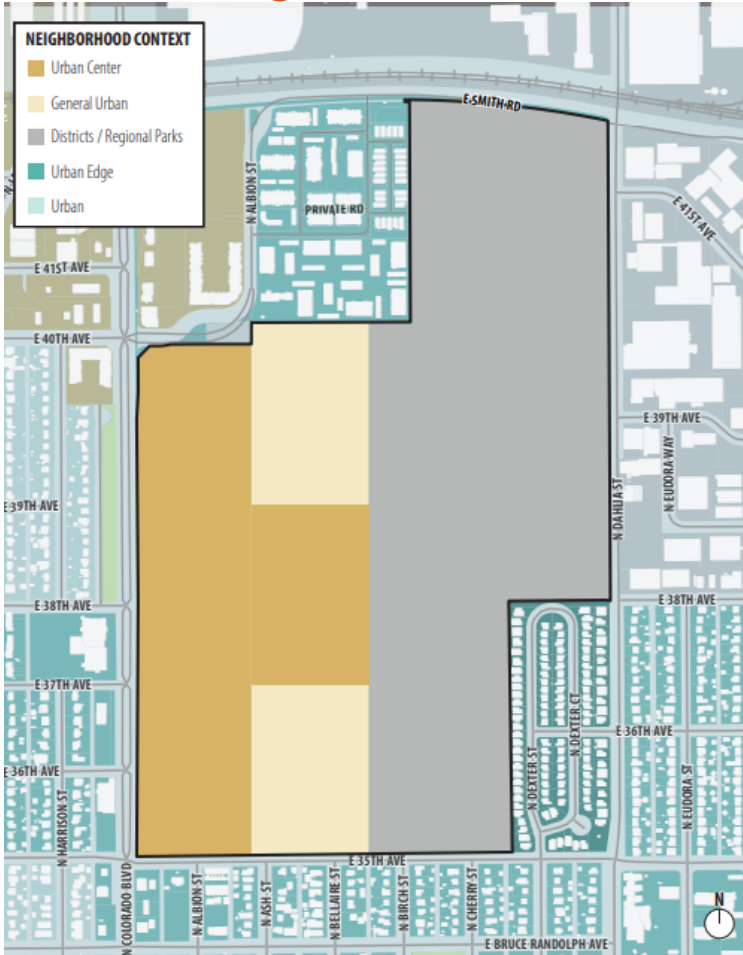
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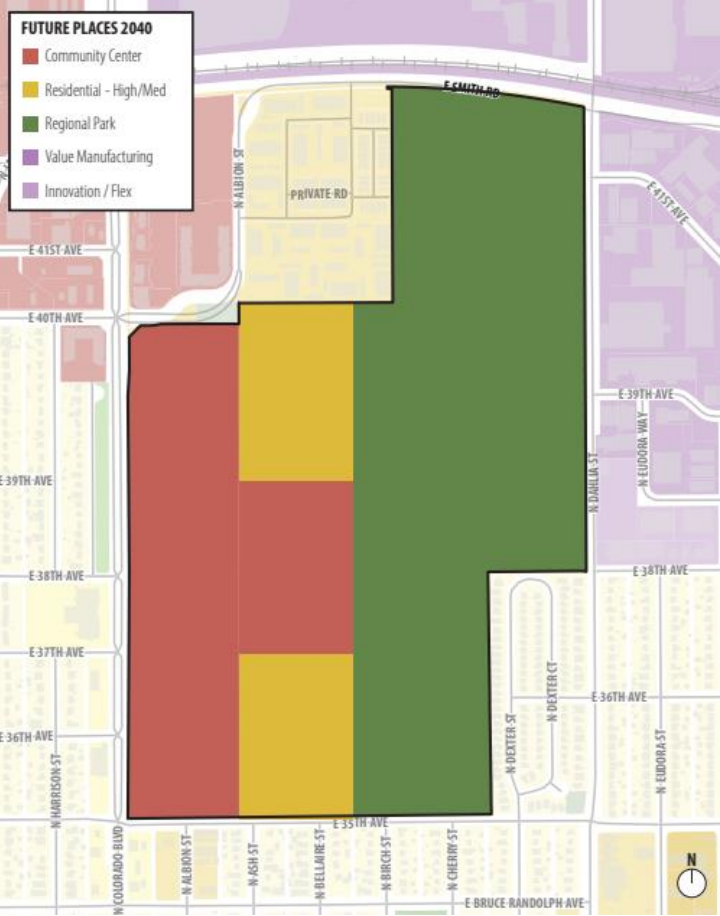
Consistency with Adopted Plans: Blueprint Denver



Contexts

- Community Center
- General Urban
- Districts

Consistency with Adopted Plans: Blueprint Denver



Places

- Community Center
- Residential High-Medium
- Regional Park

Consistency with Adopted Plans: Blueprint Denver



Blueprint Denver

Blueprint Future Street Type

- Commercial Arterial
- Commercial Collector
- Downtown Arterial
- Downtown Collector
- Industrial Arterial
- Industrial Collector
- Main Street Arterial
- Main Street Collector
- Mixed Use Arterial
- Mixed Use Collector
- Residential Arterial
- Residential Collector
- Local or Undesignated

Future Street Types

- Colorado Blvd: Mixed Use Arterial
- Smith Rd: Industrial Arterial
- 35th Ave: Residential Collector
- Albion St: Local
- 40th Ave: Mixed Use Collector

Consistency with Adopted Plans: Blueprint Denver



- **Blueprint Growth Areas**
 - Regional centers
 - Community centers and corridors
 - High and high-med residential areas in D and UC contexts
 - Greenfield residential areas
 - Districts
 - All other areas of the city

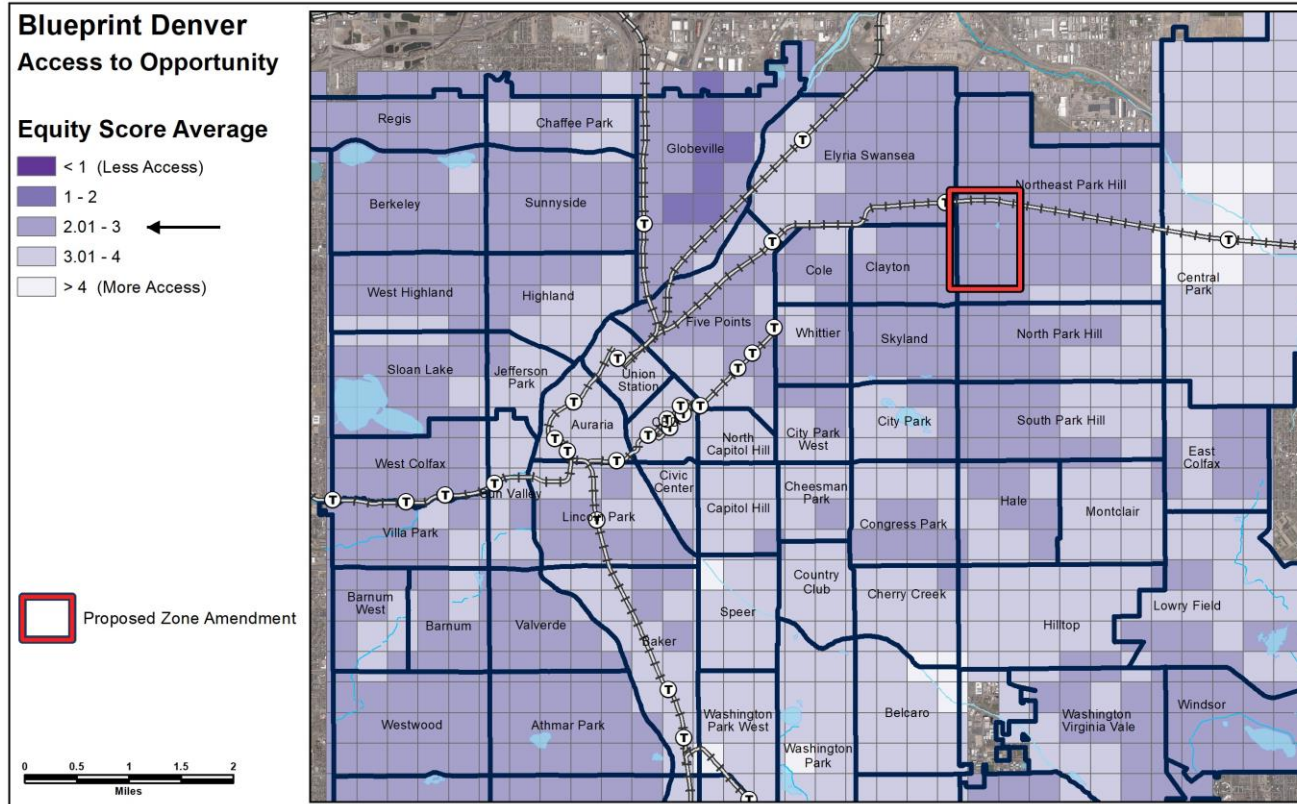
- **Growth Areas Strategy:**
 - Community centers and corridors
 - All other areas of the city
 - Districts

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form, General Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.

Strategy B: Limit the use of site-specific, customized zoning tools – such as Planned Unit Developments (PUDs) and waivers/conditions – to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area (p. 73).

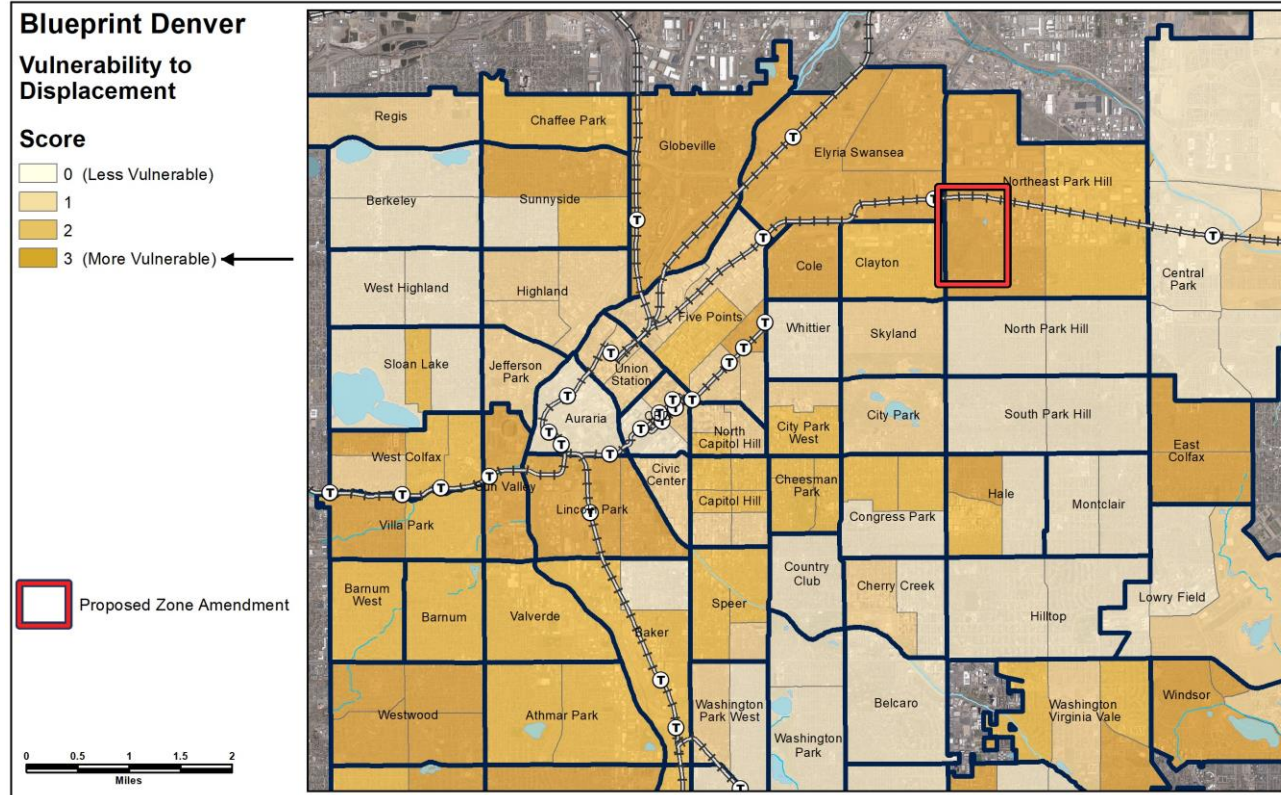
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to grocery stores and centers and corridors
 - Less equitable in childhood obesity and life expectancy
- Proposed rezoning will enable a mixed-use development bringing more amenities to the area
- Development agreement includes provisions for affordable housing and 100 acres of publicly accessible park/open space

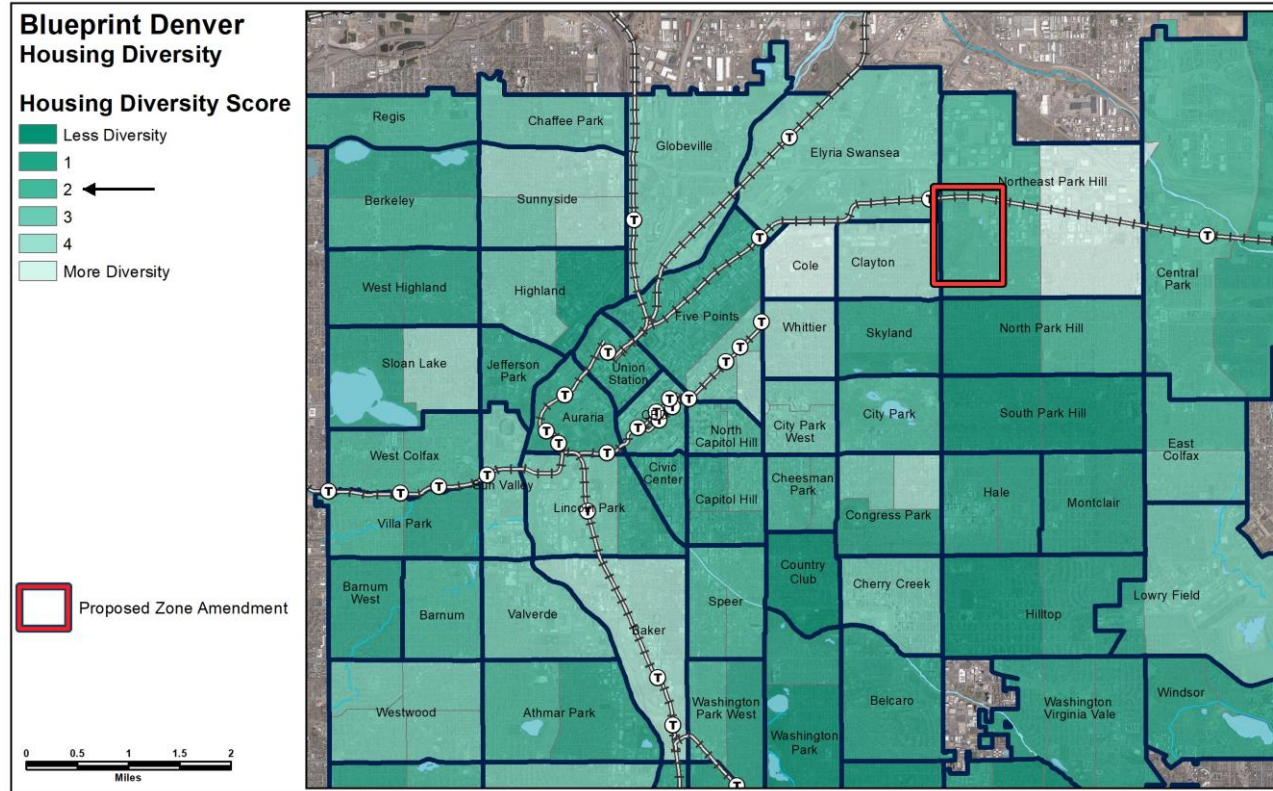
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- More vulnerable, based on all three metrics:
 - Educational attainment
 - Median household income
 - Percent renter-occupied
- Applicant is developing a high impact affordable housing compliance plan
 - 25% of total units as income restricted units (IRUs)
 - IRUs include rental units at lower AMI levels, including 30%
 - IRUs also include for sale units with two to three bedrooms

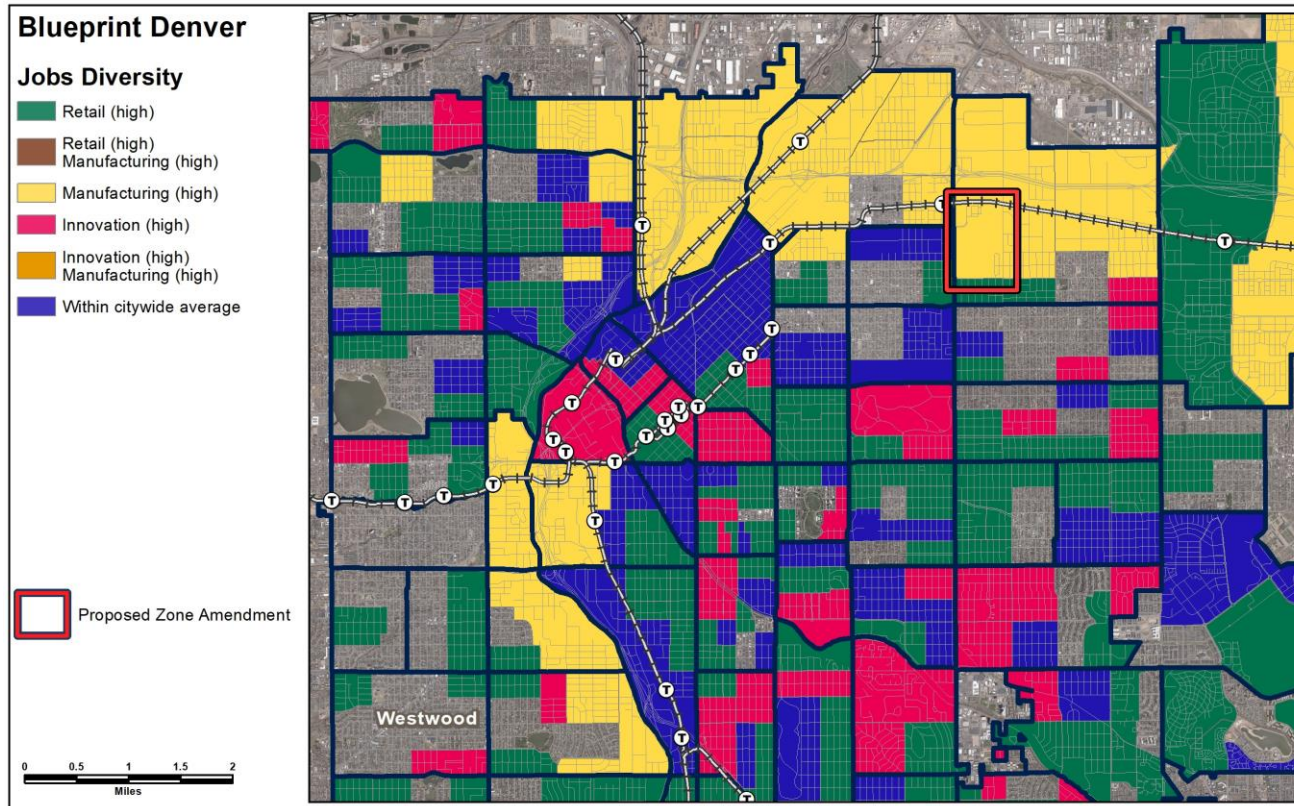
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Below average diversity based on three of five metrics:
 - Housing costs
 - Mix of rented and owned homes
 - Bedroom counts in homes
- Proposed development agreement includes income restricted units, including for-sale units with two and three bedrooms

Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

- Higher proportion of manufacturing jobs
- Proposed rezoning will allow for various commercial, office, and retail jobs

Consistency with Adopted Plans: Game Plan

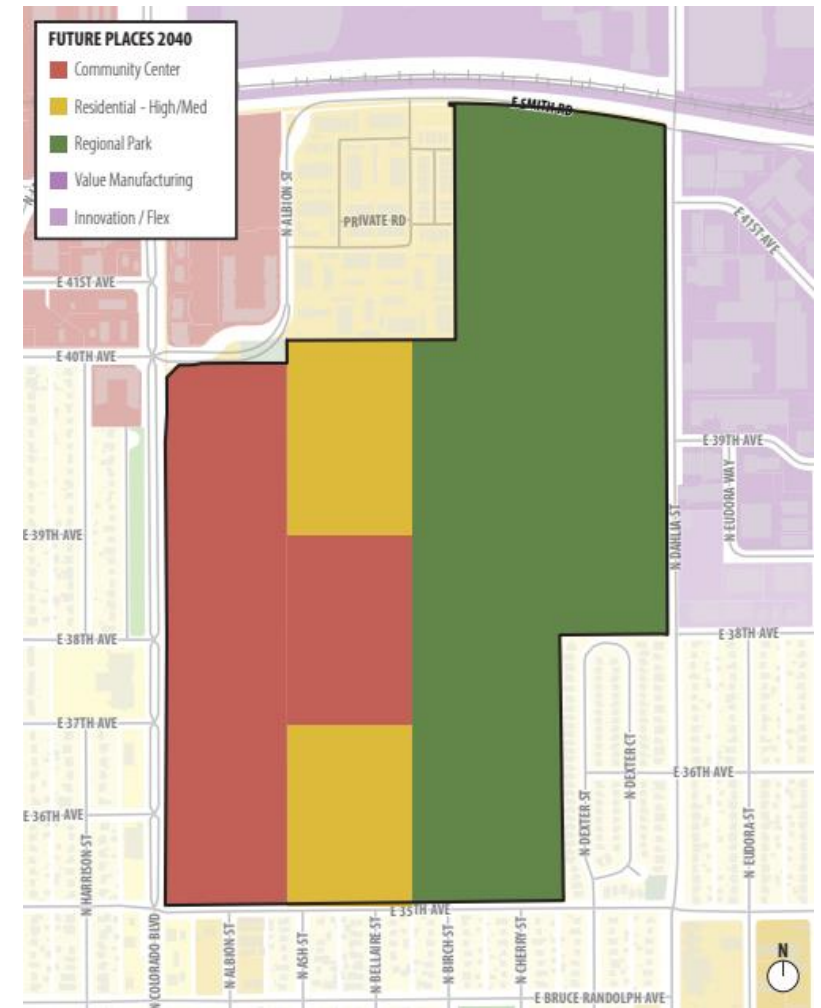
Recommendation 3.1: Acquire land and build facilities to keep pace with growth and meet 10-minute walk standard and service goals

Recommendation 3.5: Ensure a ten-minute walk for park and open space for every neighborhood

Consistency with Plans: Park Hill Golf Course Small Area Plan

Future Places

- Community Center
 - Proposed zoning is C-MS-5 D0-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers
 - Mixed-use place typically oriented around a shared space or set of spaces
 - Good mix of office, commercial and residential uses
- Residential – High/Medium
 - Proposed zoning is G-RX-5 and G-RX-5 w/waivers
 - Predominately multi-unit buildings located closer to centers
 - Focus is residential, but neighborhood-serving uses may be found
- Regional Park
 - Proposed zoning is OS-A – public park/open space
 - Provide large scale public open space, recreation and event locations

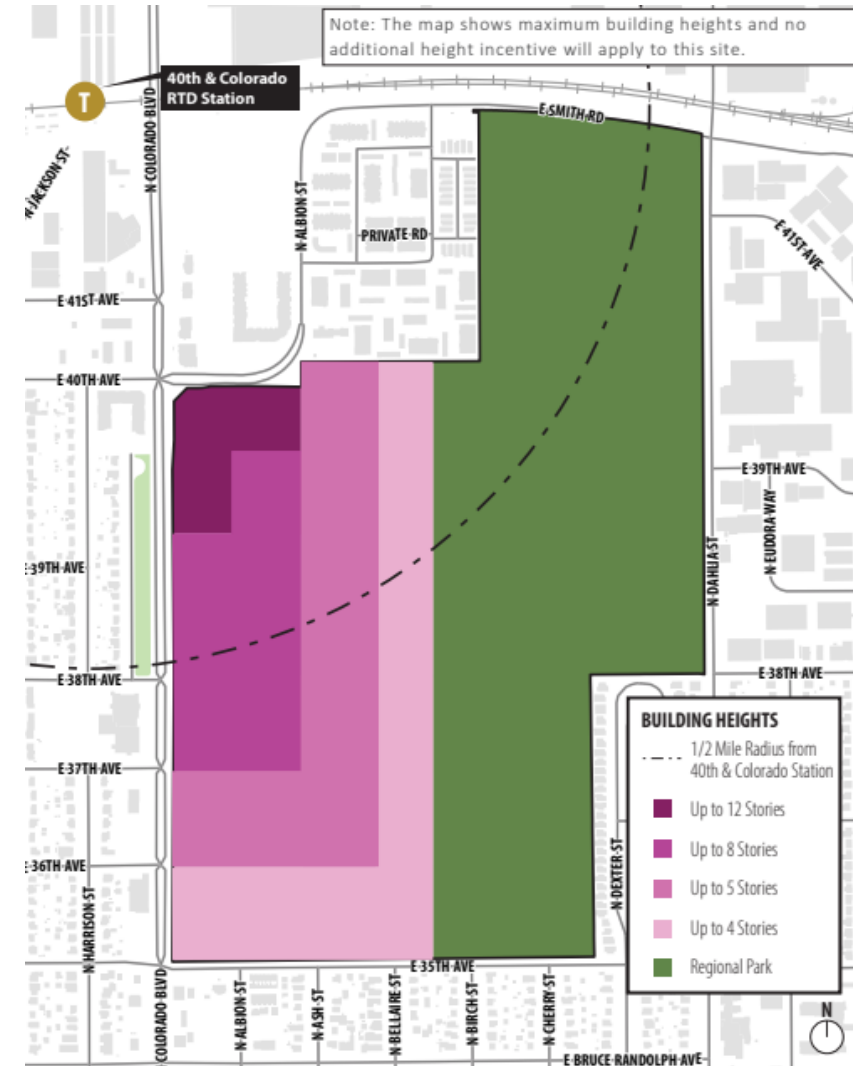


Consistency with Plans: Park Hill Golf Course

Small Area Plan

Maximum Building Heights

- Up to 12 stories
 - Proposed zoning is C-MX-12
 - Corner of 40th and Colorado
- Up to 8 stories
 - Proposed zoning is C-MX-8 and C-MS-5 DO-8
- Up to 5 stories
 - Proposed zoning is C-MX-5 and G-RX-5
- Up to 4 stories
 - Proposed zoning is C-MX 5 w/waivers and G-RX-5 w/waivers
 - Waivers allow a maximum of 4 stories in height
- No additional incentive height will apply to subject property



Consistency with Plans: Park Hill Golf Course

Small Area Plan

Future Street Types

- Colorado Blvd: Mixed Use Arterial
- E. 35th Ave. & Albion St: Residential Collector
- E. 40th Ave. & Dahlia St: Mixed Use Collector
- New Connection between Ash and Albion: Mixed Use Collector
- E 38th Ave Connection: Main Street Collector



Consistency with Plans: Park Hill Golf Small Area Plan

Policy Recommendations

The proposed OS-A district will facilitate the creation of a new park:

- Quality of Life, Strategy 1.A: Establish 70-80 acres of contiguous park space that can support a spectrum of recreational activities and serve as a place of connection for the surrounding neighborhoods

The proposed C-MX-12, C-MX-8, C-MS-5 DO-8, C-MX-5, C-MX-5 w/waivers allow for the height of the site to transition from the northwest corner to the east and south:

- Land Use, Strategy 2.A: Transition building height and intensity from highest in the northwest of the site, closest to 40th and Colorado rail station, to lowest at the south and east, closest to existing neighborhoods and future regional park.

Consistency with Plans: Park Hill Golf Course

Small Area Plan

Policy Recommendations

The proposed C-MS-5 w/DO-8 includes a design overlay that would allow a pedestrian-oriented, active main street with enhanced design standards:

- Design Strategy 3.A: Promote design of a future neighborhood main street that encourages an enjoyable experience through engaging and active uses, such as shops and restaurants located at the street level adjacent to sidewalks and open spaces.
- Design Strategy 3.B: Ensure main street building designs have a strong connection between sidewalks, open spaces, and building activities, which could include design elements such as window and specific first-floor building heights to create engaging storefronts.
- Design Strategy 3.C: Encourage the application of a custom zoning tool like a design overlay to promote an active mix of uses at the street level.

Consistency with Plans: Park Hill Golf Course Small Area Plan

Policy Recommendations

The proposed C-MS-5 w/DO-8, C-MX-5 w/waivers, and G-RX-5 w/waivers uses customized zoning for a design overlay and waivers to achieve a maximum building height of 4 stories:

- Design 4.B: Consider additional regulatory tools to promote specific design outcomes such as buildings designed to incorporate variation in height/scale, open-up views from the regional park or integrate an active and engaging street frontage. Potential regulatory tools could include:
 - Customized zoning solutions such as a design overlay to achieve street level activation.
 - Customized zoning solutions such as waivers to achieve maximum height recommendations.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements the Park Hill Golf Course Small Area Plan
- Facilitate the creation of a new public park, which may lead to better health outcomes
- Mixed-use districts will allow for an increase in employment and housing options

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or Changing Conditions:
 - Park Hill Golf Course Small Area Plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - OS-A zone district is intended to
 - Protect and preserve public parks owned, operated, or leased by the city and managed by DPR
 - C-MS-5 w/DO-8
 - Applies primarily to collector or arterial street corridors or may be embedded in larger sites where a building scale of 2-5 stories is desired
 - Encourage neighborhood mixed-use areas that support nonresidential active uses at the street levels, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential dwellings
 - C-MX-12, C-MX-8, C-MX-5, and C-MX-5 w/waivers
 - To enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods
 - G-RX-5 and G-RX-5 w/waivers
 - Applies to residentially dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired

CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



Park Hill Metropolitan Districts 1-5

Department of Finance

Council Request

Item 22- 1628:

Approves one consolidated Service Plan for The Park Hill Metropolitan District Nos. 1-5, in Council District 8

Metropolitan Districts

Legal authority: Colorado Revised Statutes Sections 32-1-101 through 32-1-1807. **Metro Districts are separate political subdivisions of the state.** District has a perpetual life.

Creation: Service Plan approval by City Council, district court order, and election question passing.
Service Plan- The governing document which outlines the purpose, organization, powers, and financing plan for the District. Service Plan is reviewed by City staff.

Powers:

- To provide services for the district: fire protection, parks and recreation, safety protection, sanitation, street improvements, television relay and translation, transportation and water improvements, and mosquito control.
- Acquire, construct, finance, install, operate, and maintain improvements.
- Issue general obligation bonds as allowed by a debt election of registered voters within the district.

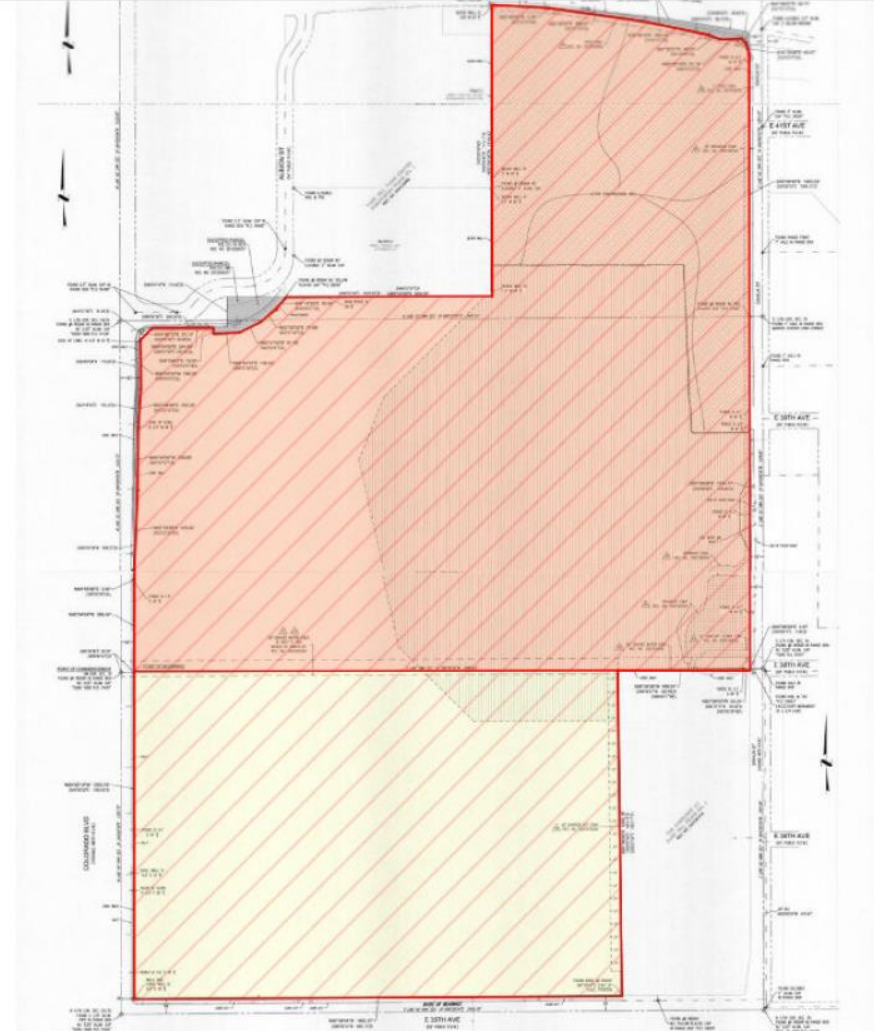
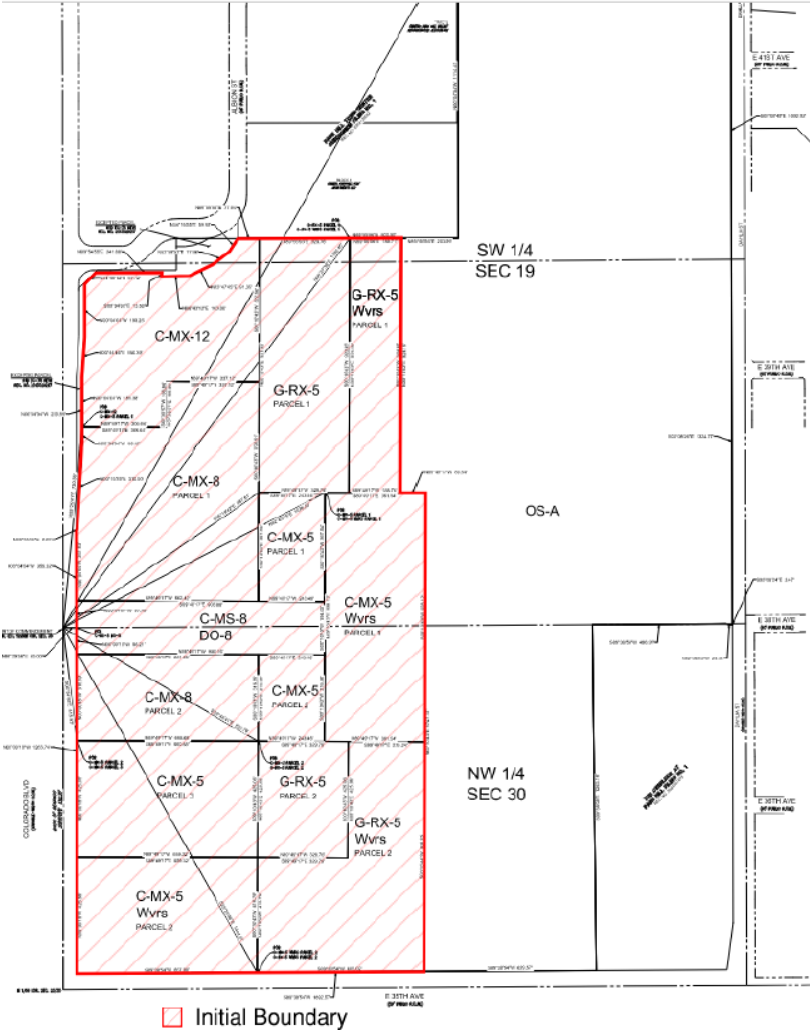
Revenues Derived: Through levy of ad valorem tax, special assessments, rates, fees, tolls, or charges.

Board of Directors: Five-member Board of Directors voted by the electors within the district.

District Details

- Districts are a financing mechanism to facilitate the development of the former Park Hill Golf Course.
 - The Districts are organized to work with one another to finance the construction of the public improvements servicing the development. The Districts also provide the ongoing operation and maintenance of the public improvements not otherwise dedicated to the City or another governmental entity.
- Five total metro districts
 - Two “financing districts” will serve the residential properties.
 - Two “financing districts” will serve the commercial properties.
 - One “maintenance district” will serve and overlay the entire site.
- Applicant is using the Model Service Plan with small variances.

Location



Service Plan Highlights

- Anticipated public improvements investment is approximately \$84.6M in 2022 dollars and includes:
 - Street and right of way improvements, water services, storm drainage improvements, sanitary sewer and wastewater, traffic and street safety, landscaping and recreation, and a parking garage.
- The public improvement list and estimated costs are based upon preliminary engineering and architectural surveys.
- It is anticipated that the list of public improvements and costs will change over time as the project makes its way through the development approval process and development lifecycle.
- A change in costs or type of public improvement (as long it is not a restricted power) does not constitute a service plan amendment.

Service Plan Highlights Cont.

- District will be required to follow the City's standard contracting requirements including:
 - Public bidding of construction contracts.
 - Prevailing wages and minimum wages.
 - Small and disadvantaged business enterprises.
 - Equal employment and discrimination.
 - Public Art.
- Currently the Districts are anticipated to own and maintain certain portions of the public improvements including:
 - Street trees and plantings, the project's plaza, irrigation system, fiber optic conduit system, open spaces, trails, and parks (in conjunction with City), and parking garage.

Service Plan Highlights Cont.

- Districts are required to record a disclosure notice on all property to be included in the district.
 - Disclosure notice informs property owners of existence of Districts, the purpose of the Districts, the calculation of District taxes, and disclosure of any issued District debt.
- District's restricted and prohibited services:
 - Covenant control, eminent domain, fire protection services, public safety services, receiving grants from governmental agencies, golf course construction, residential solid waste collection, sales and use tax exemptions, sub-district creation, TV relay and translation, water rights, joining or creating any authorities.

Service Plan Financial Highlights

| Mill Levy | Financing | Maintenance | Combined | Policy | Difference |
|-------------------------------------|-----------|-------------|----------|--------|------------|
| | Districts | District | | | |
| Aggregate Mill Levy Cap | 50.000 | 10.000 | 60.000 | 50.000 | 10.000 |
| O&M Mill Cap* | 5.000 | 10.000 | 15.000 | 10.000 | 5.000 |
| Debt Mill Cap | 45.000 | N/A | 45.000 | 50.000 | -5.000 |
| Regional Mill Levy Authority | 5.000 | N/A | 5.000 | 5.000 | 0.000 |

*** O&M Mill Levy can be 50 mills for the Financing Districts until such time as a Debt Mill Levy is imposed, at which time the O&M Mill Levy Cap drops to 5 mills.**

- Debt Mill Levy Imposition Term.
 - The Districts can only impose a Debt Mill Levy for 40 years after its first imposition.
- Mill Levy imposition restriction.
 - Service Plan requires the District to enter an IGA with the City if the development project has not received “Development Approvals”.

Service Plan Financial Highlights

- Financing Plan anticipates two series of bond issuances.
 - ~\$58M issuance in 2023
 - Estimated ~\$41M of proceeds to be used for the project fund to pay for public infrastructure, the difference is used for capitalized interest, cost of issuance and a debt service reserve deposit.
 - ~\$115M issuance in 2033
 - 2033 issuance will refinance the 2023 issuance and provide additional project funds, reserve funds, and pay for the cost of issuance.
 - In total the two debt issuances are anticipated to generate approximately \$90M of proceeds to pay for public improvement infrastructure.
- The Financing Plan indicates the District will be able to fully amortize the anticipated debt issuances within the 40-year debt mill levy imposition term limit.

Mill Levy and Tax Revenues

- District application within DOF policy for debt mills.
- District application exceeds the DOF policy for O&M mills due to the “Maintenance District” and “Financing District” stacking.
- At full mill levy imposition, an average residential unit in the project is anticipated to pay an additional \$2,243 in property taxes, and an average commercial property is anticipated to pay an additional \$70,688 in property taxes.
- Affordable projects with more than 50% IRUs at or below 80% AMI will be excluded from Financing District

| Park Hill MDs | | | |
|---|-----------------|-----------------|-----------------|
| Additional Mills and Taxes Due to Metro District | | | |
| | Policy | Request | Difference |
| Average Residential Market Value*/Unit at \$496,559 | | | |
| Aggregate Mill Levy: | | | |
| Debt plus O&M | 50 | 60 | 10 |
| Aggregate Mill Levy Tax \$ | \$1,726 | \$2,071 | \$345 |
| Regional Mills | 5 | 5 | 0 |
| Regional Tax \$ | \$173 | \$173 | \$0 |
| Total | 55 | 65 | 10 |
| | \$1,898 | \$2,243 | \$345 |
| O&M Mills (included in above figures) | 10 | 15 | 5 |
| O&M Tax \$ (included in above figures) | \$345 | \$518 | \$173 |
| Average 10,000 Sq.Ft. Commercial Uses at \$3,750,000 Market Value* | | | |
| Aggregate Mill Levy: | | | |
| Debt plus O&M | 50 | 60 | 10 |
| Aggregate Mill Levy Tax \$ | \$54,375 | \$65,250 | \$10,875 |
| Regional Mills | 5 | 5 | 0 |
| Regional Tax \$ | \$5,438 | \$5,438 | \$0 |
| Total | 55 | 65 | 10 |
| | \$59,813 | \$70,688 | \$10,875 |
| O&M Mills (included in above figures) | 10 | 15 | 5 |
| O&M Tax \$ (included in above figures) | \$10,875 | \$16,313 | \$5,438 |
| * Average Market Values based on Applicant's Development Projections | | | |



Questions?



Development Agreement

Development Agreement

Key priorities:

- Affordable housing
- Parks and public open space
- Funding for parks and infrastructure
- 303 Artway

Priorities shaped by community input received throughout the planning process



DA Commitments

Affordable Housing

- Construct at least 25% of total units as income restricted units (IRUs) – more than double what would be required under EHA. IRUs would be restricted for at least 99 years.
- Rental IRUs will be affordable to incomes ranging from 30% to 80% of Area Median Income, with an average affordability of no greater than 60% AMI
- For-sale IRUs will be affordable to incomes ranging from 70% to 120% AMI, with an average affordability of no greater than 100% AMI
- IRUs will include a minimum of 300 for-sale units. Minimum 200 units with 2 bedrooms or more, including 100 units with 3 bedrooms or more
- Commitments to build at least 60 senior IRUs (<55% AMI), 40 permanent supportive housing IRUs (<30% AMI), and 150 family rental IRUs (<55% AMI)
- Prioritization policy will apply to all units except permanent supportive housing IRUs
- Affordable projects with more than 50% IRUs at or below 80% AMI will be excluded from metro district debt mills
- Waiver of rights to height increases allowed under EHA

DA Commitments

Parks & Public Open Space:

- 100 acres of publicly accessible open space on-site. 80 acres transferred up front, with subsequent conveyances and easements expanding total to at least 100 acres
- \$20M from landowner to contribute to master plan, design, and construction of the park. Developer will provide an additional \$500,000 to fund initial maintenance costs.
- Construction of 303 Artway Heritage Trail

Infrastructure:

- Construct safety improvement at key intersections along Colorado Blvd., reconstruction of 40th and Albion intersection
- Provide up to \$4.2 million for city to construct Dahlia between 38th and 39th.

Other Key Items:

- Commits the applicant to create design standards and guidelines and establish a design review board.

Conservation Easement Removal

- Requires conducting municipal election pursuant to Initiative 301 in order to permit removal of the existing conservation easement.
- If the election is successful, the Agreement requires:
 1. the Landowner to convey the entire 155-acre Golf Course Land to the City,
 2. the City to re-convey the 75-acre Project site back to the Landowner, and
 3. the City to retain the 80-acre future Regional Park property.
- Landowner's conveyance of the Golf Course Land to the City has legal effect of automatically extinguishing the conservation easement, as contemplated under the Conservation Easement Statute
- If the voters reject removal of the conservation easement, the Landowner will be required to file an application to rezone the Golf Course Land back to the Open Space B (OS-B) designation, to allow for the Golf Course Land to continue as a golf course use under the terms of the conservation easement.

Enforcement & Applicability

- Development agreement runs with the land and requirements apply to all successor owners
- Legally binding and enforceable by the City
- Monitored by respective city agencies for compliance



Questions?



Referred Ballot Measure

Ballot Measure

- Ballot Measure 301, approved at the Nov. 2021 election, requires voters to approve release of conservation easement and commercial or residential construction on subject property
- Bill will refer a question to the voters for the April ballot authorizing release and commercial/residential uses
- A NO vote leaves conservation easement restrictions for golf-related purposes in place
- A YES vote allows commercial and residential uses to occur, including requirements for affordable housing and publicly accessible parks & open space, within the legally binding terms of the zoning and Development Agreement

Ballot Language

“Shall the voters of the City and County of Denver authorize the release of the City-owned conservation easement on privately owned property known as the Park Hill Golf Course, which requires the land to be used primarily for golf-related purposes, and allow for publicly accessible parks and open space and residential and commercial uses, including affordable housing, community-serving retail and other purposes?”

What if voters don't approve the measure?

- Property must return to golf related uses, as required by the conservation easement & settlement agreement
- Development agreement is terminated, except for requirements to rezone property back to previous zoning
- Within 90 days, property owner must file an application to rezone back to OS-B (privately owned recreation uses)
- Metro Districts cannot impose mills unless authorized by an IGA with the City; Metro Districts will be required to dissolve within 10 years of service plan approval

Schedule

| | Zoning | Metro Districts/Development Agreement/Ballot Referral |
|---|--------|---|
| LUTI | 12/13 | 12/13 |
| Mayor-Council | SKIP | 12/20 |
| 1 st Reading | 12/19 | 1/17 |
| Final Action and Required Public Hearings | 1/23 | 1/23 |



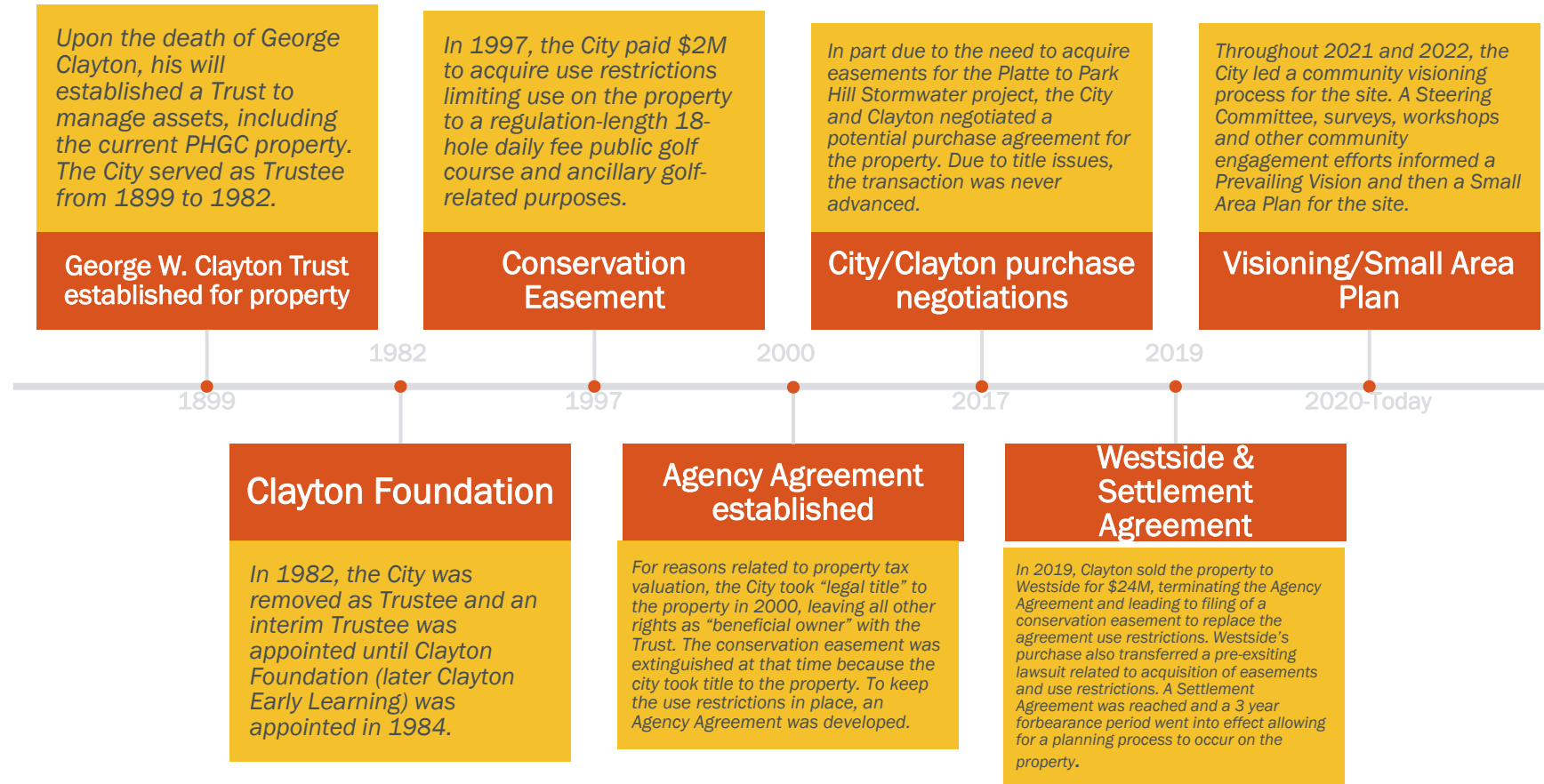
Questions?



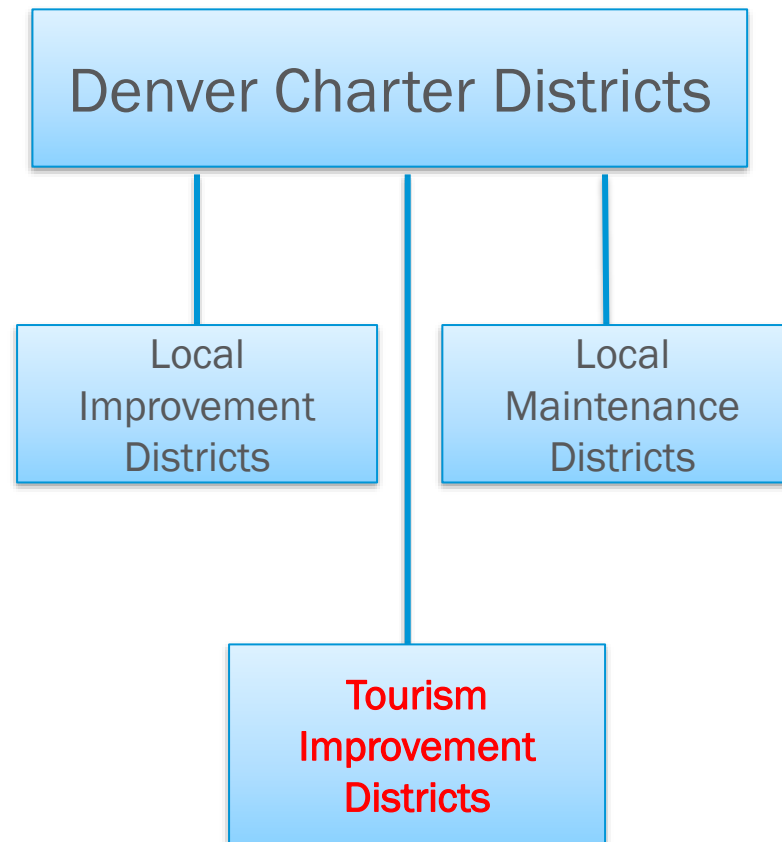
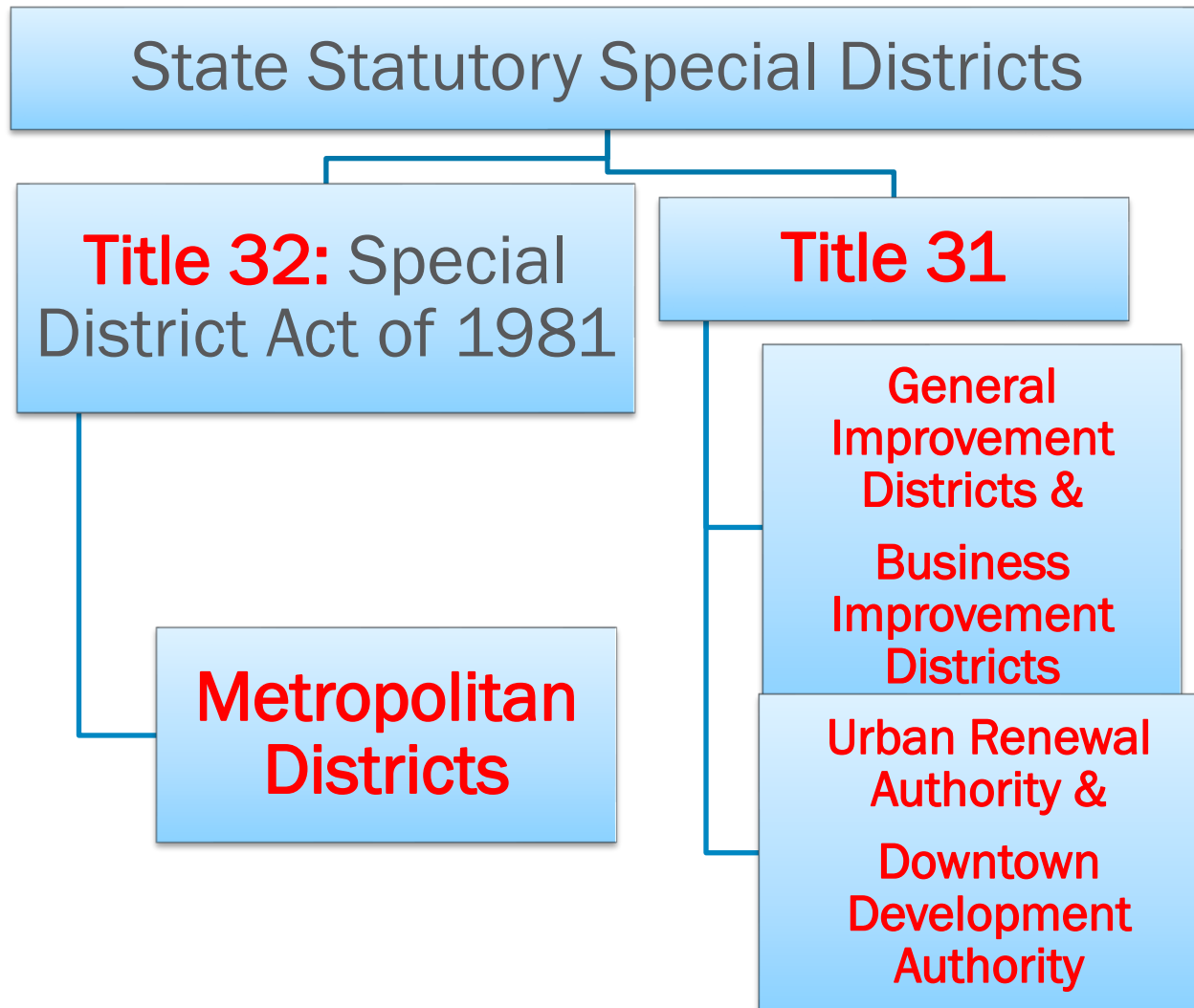
Appendix

Park Hill Golf Course History/Timeline

City Involvement with the Site



Types of Districts



District Structures



DENVER
THE MILE HIGH CITY

| | Statutory Districts | | | City Charter District |
|-------------------------------------|--|-------------------------------------|-----------------------------------|-----------------------------------|
| | Metro Districts (Title 32) | GID (Title 31) | BID (Title 31) | TID |
| Primary Purpose | Public Infrastructure & Maintenance | Public Infrastructure & Maintenance | Economic Development & Marketing | Tourism Improvements & Services |
| District Eligible Properties | Commercial & Residential | Commercial & Residential | Commercial Only | 50+ Room Lodging Establishments |
| Governance | Board of Directors | City Council as Board of Directors | Board of Directors | Board of Directors |
| Revenue Generation | Raised through increased property owner burden. (Taxes, Rates, Fees Tolls, Charges) | | | |
| How Created | Service Plan Approval | Creation Ordinance Approval | Creation Ordinance Approval | Creation Ordinance Approval |
| | Created by local vote of the eligible electorate. | | | |
| Debt Authority | Financing available if approved by voters. | | | |
| Annual Budget Approval | Board of Directors | City Council as Board of Directors | Board of Directors & City Council | Board of Directors & City Council |

Variances from Model Service Plan

1. Maximum mill levy imposition.
 - Request for 60 mills
 - Policy is a limit of 50 mills.
2. “Development Approval” definition.
 - Development Approval to be as soon as successful election to approve elimination of conservation easement.
 - Policy states Development Approval requires “satisfaction of all requirements from CPD placed upon project as part of LDR or other development process as may be applicable for the project.”
3. Regional Mill Levy Term
 - Request is for a 25-year term.
 - Policy is for a 15-year term.

Community Benefits Agreement (CBA)

(City is not a party to this agreement; info for reference only)

- The CBA Working Group is still in the process of finalizing the asks they will be making of Westside Investment Partners
- All of the CBA Working Group's requests are grounded in the community values that emerged from the Community Voice Report and are centered on:
 - affordable housing;
 - housing for a diverse community inclusive of race, ethnicity, age, and household size;
 - retail opportunities that promote small and minority businesses;
 - support for healthy food options;
 - inclusive public spaces; and
 - year round recreational facilities for children.
- For more information please refer to the Community Benefits Agreement webpage at <https://dmcimpact.org/our-impact/phgc-cba> or email Mary Coddington