

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor’s Legislative Team

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

Date of Request: December 5, 2022

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: Approval of five new service plans for metropolitan districts**

**2. Title:** An ordinance approving the Consolidated Service Plan for the creation of five (5) Title 32 Metropolitan Districts, the Park Hill Metropolitan District Nos. 1-5.

**3. Requesting Agency:** Finance

**4. Contact Person:**

|   |   |
|---|---|
| Contact person with knowledge of proposed ordinance/resolution                            | Contact person to present item at Mayor-Council and Council                     |
| Name: Michael Kerrigan - Finance  | Name: Kiki Turner – Finance   |
| Email: <a href="mailto:michael.kerrigan@denvergov.org">michael.kerrigan@denvergov.org</a> | Email: <a href="mailto:kiki.turner@denvergov.org">kiki.turner@denvergov.org</a> |

**5. General description or background of proposed request. Attach executive summary if more space needed:**

State law requires City Council approve a service plan for a new metropolitan district, or an amendment to a service plan for an existing district. The Park Hill Metropolitan District Nos. 1-5 (“Districts”) will be located in north central Denver in the Park Hill neighborhood. The Districts will provide for construction, financing, operation, maintenance, and coordination of Public Improvements necessary to repurpose the former Park Hill Golf Course property (“Project”). The site is intended to support a range of housing and employment options, commercial and retail uses, parks and recreation options, open spaces, and community uses.

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

**Brad Neiman**

**7. City Council District:**

District 8: Christopher Herndon

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

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

**EXECUTIVE SUMMARY**

The purpose of the ordinance is to approve the Consolidated Service Plan (“Consolidated Service Plan”) after a public hearing at City Council for the Park Hill Metropolitan District Nos. 1-5.

The Districts are being organized to work in conjunction with one another to finance the construction and provide the ongoing maintenance of the Public Improvements for the Project. Park Hill Metropolitan District No.1 will be the “Maintenance District” for the Project and will overlap the entirety of the Project. The Maintenance District will own, operate, and maintain the Public Improvements not otherwise dedicated to another governmental entity. Park Hill Metropolitan District Nos. 2-5 will be the “Financing Districts” for the Project and are intended to finance the capital costs associated with the Public Improvements. Two of the Financing Districts are intended include the residentially-assessed properties in the Project and the other two Financing Districts are intended to include the non-residentially-assessed properties in the Project. Initially the Districts will have a small amount of land in their boundaries but will grow over time to include the boundaries of the entire Project. Certain affordable restricted residential properties will not be included within the Financing Districts’ boundaries as described in the development agreement for the Project.

The Consolidated Service Plan anticipates that the Districts will finance and construct approximately \$84 million of Public Improvements, including street and right of way improvements, water services, storm drainage infrastructure, sanitary and wastewater sewers, safety improvements, landscaping and recreation improvements, and parking garages. The Consolidated Service Plan anticipates that the Districts will issue approximately \$117 million of bonds that will generate proceeds to pay for the construction of the Public Improvements.

State law requires a public hearing on the Consolidated Service Plan before approval. The public hearing is scheduled at City Council on January 23, 2023, concurrent with second reading of this ordinance. A Presentation in Land Use Transportation and Infrastructure Committee is anticipated to be scheduled on December 13, 2022. The presentation on the Consolidated Service Plan is anticipated to be combined with additional matters affecting the Project’s development including: an ordinance referring a ballot question to a Citywide election to remove the conservation easement on the Project and a development agreement.

Below is a schedule illustrating the City Council process.

**Schedule of Legislative Actions**

| <b>COMBINED CHRONOLOGICAL SCHEDULE</b> |   |
|--|---|
| <b>Date</b>                            | <b>Activity</b>   |
| Tuesday, October 25, 2022              | Ordinance: LUTI Committee Info Item (combined with DA & Ballot Question)  |
| Monday, November 28, 2022              | Resolution: Deadline to submit resolution request to set public hearing   |
| Tuesday, December 6, 2022              | Resolution: FINGOV Committee (consent)  |
| Monday, December 5, 2022               | Ordinance: Deadline to submit ordinance request to approve service plan   |
| Tuesday, December 13, 2022             | Resolution: Mayor/Council   |
| Tuesday, December 13, 2022             | Ordinance: LUTI Committee Action Item (combined with DA & Ballot Question)  |
| Thursday, December 15, 2022            | Resolution: Deadline for CAO to file  |
| Monday, December 19, 2022              | Resolution: at City Council (sets public hearing on Dec. 12th: CRS 32-1-204 Requires Public Hearing no sooner than 20 days nor more than 30 days after publication) |
| Tuesday, December 20, 2022             | Ordinance: Mayor Council  |
| Thursday, January 12, 2023             | Ordinance: Deadline for CAO to file   |
| Tuesday, January 17, 2023              | Ordinance: at City Council for first reading- MLK Day is Monday council meets Tuesday this week.  |
| Monday, January 23, 2023               | Ordinance: at City Council for public hearing and second reading  |
| Friday, January 27, 2023               | Ordinance effective   |

- This color is resolution related items
- This color is ordinance related items

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_