

BY AUTHORITY

ORDINANCE NO. 25-_____
SERIES OF 2025

COUNCIL BILL NO. CB25-_____
COMMITTEE OF REFERENCE:
Finance & Business

A BILL

For an ordinance amending Ordinance No. 400, Series of 2008, as subsequently amended by Ordinance No. 1659, Series of 2024, Ordinance No. 1208, Series of 2025, Ordinance No. 1279, Series of 2025, and Ordinance No. 1427, Series of 2025, thereby amending the boundaries of the Denver Downtown Development Authority.

WHEREAS, The City Council of the City and County of Denver (“City Council”) previously adopted Ordinance No. 400, Series of 2008 (as subsequently amended by Ordinance No. 1659, Series of 2024, Ordinance No. 1208, Series of 2025, Ordinance No. 1279, Series of 2025, and Ordinance No. 1427, Series of 2025, collectively the “Creation Ordinance”), thereby creating and establishing, subject to a related organizational election authorized pursuant to Ordinance No. 401, Series of 2008 (“Organizational Election”), the Denver Downtown Development Authority (“Authority” or “DDDA”); and

WHEREAS, the electors of the DDDA approved the creation of the DDDA at the Organizational Election, and the DDDA has been operating in conformance with the Creation Ordinance and applicable law, including, without limitation, C.R.S. §§ 31-25-801, *et seq.* (as amended from time to time, the “DDA Act”); and

WHEREAS, pursuant to C.R.S. § 31-25-822, subsequent to the organization of the DDDA, additional property may be included into the boundaries of the DDDA; and

WHEREAS, pursuant to C.R.S. § 31-25-822, proceedings for inclusion shall be initiated by petition to the Board, signed by the owner or owners in fee of each parcel of land adjacent to the DDDA sought to be included, and any such petition shall include evidence satisfactory to the Board concerning title to the property and an accurate legal description thereof; and

WHEREAS, pursuant to C.R.S. § 31-25-822, if the Board approves such petition, it shall then submit the same to the City Council, as the governing body in and for the City and County of Denver, Colorado (“City”); and

WHEREAS, in accordance with C.R.S. § 31-25-822, the owner of certain parcels of land located adjacent to the DDDA, submitted to the Board a petition for the inclusion of property into the DDDA for the Board’s consideration (collectively and all as further described in said petition, the “Petition”); and

WHEREAS, the Board considered the sufficiency of the Petition in accordance with C.R.S. § 31-25-822, and have adopted a corresponding resolution dated September 30, 2025, respectively, approving the Petition and directing its submission to City Council for its consideration (as adopted by the Board, the “Approval Resolution”); and

WHEREAS, true and accurate copies of the Petition and the Approval Resolution have been filed in the official records of the Clerk and Recorder on [REDACTED], 2025 under City Clerk Filing No. [REDACTED], (collectively, the “Petition Documents”); and

WHEREAS, the Petition Documents have been properly submitted to the City Council in conformance with C.R.S. § 31-25-822, and the City Council wishes to further consider and approve the Petitions in accordance with C.R.S. § 31-25-822.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. The recitals described above are incorporated herein by reference.

Section 2. The Petition Documents include evidence satisfactory to the City Council concerning title to the property described within the respective Petition, and an accurate legal description thereof.

Section 3. In accordance with C.R.S. § 31-25-822, the City Council hereby approves the Petition.

Section 4. Section 3 of the Creation Ordinance shall be amended and restated in its entirety to redescribe the boundaries of the DDDA so as to include the additional property described in the Petition, with additions from prior versions of the Creation Ordinance indicated by underlined language, as follows:

“Section 3. The Authority shall be located within the city limits of the City and County of Denver, Colorado, in an area whose boundaries are described as follows: Any references to reception numbers or to book and page numbers refer to documents recorded with the Denver Clerk and Recorder’s Office:

DDDA BOUNDARIES

PARCEL 1

MARKET STREET STATION

A parcel of land being all of Block 41, East Denver, including the alley in said Block 41 as vacated by Ordinance 388 of 1981, all in the NE 1/4 of Section 33, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

PARCEL 2

DENVER UNION STATION AND OTHER PARCELS

A parcel of land in Section 28 and Section 33 of Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the most easterly corner of Block E, East Denver, also being the point of beginning of parcel 1 as described in that Special Warranty Deed recorded at Reception No. 2001135957 recorded on August 14, 2001 in the records of the Office of the Clerk and Recorder, City and County of Denver and thence southwesterly along the southeasterly boundary of said Parcel 1 and said line extended to the most easterly coiner of Block 13, East Denver;

Thence northwesterly along the northeasterly line of said Block 13 and said line extended to the most easterly corner of Block 10, East Denver;

Thence southwesterly along the southeasterly line of said Block 10 to the easterly line of Wewatta Street as Dedicated by Ordinance 550 of 2001;

Thence northwesterly along the said easterly line of said Wewatta Street as defined by said dedication Ordinance 550 of 2001 and dedication Ordinance 228 of 1995 and further defined by vacating Ordinance 977 of 2000, to a point on the easterly line of Wewatta Street as dedicated by Commons Subdivision Filing No. 2;

Thence northwesterly along said portion of Wewatta Street as dedicated by said Commons Subdivision, Filing No. 2, to the southwesterly line of 16th Street as originally platted in East Denver;

Thence northwesterly along said southwesterly line of 16th Street and said line extended to the northwesterly line of Wewatta Street as dedicated by Commons Subdivision Filing No. 3;

Thence southwesterly along the said northwesterly line of said Wewatta Street and also continuing southwesterly along the southeasterly line of Commons Subdivision No. 3, to the southerly most corner of said Commons Subdivision No. 3;

Thence northwesterly along the southwesterly line of Commons Subdivision No. 3 to the most westerly corner of said Commons Subdivision No. 3 also being the southeasterly boundary of the Consolidated Main Line (CML);

Thence northeasterly along and the northwesterly line of said Commons Subdivision Filing No. 3, to the most southerly corner of a parcel of land known as Parcel 16-6A-LR-2-RTD as described in that document recorded at Reception No. R-91-0116128 recorded on November 26, 1991 in the records of the Clerk and Recorder, City and County of Denver, also being the common line between the CML and Regional Transportation District (RTD) parcels as conveyed to RTD by said Reception No. R91-0116128;

Thence northeasterly along the line common to the southwesterly line of the CML and the northwesterly line of the RTD property as defined by said parcels recorded at Reception No. R-91-0116128 and said lines extended to be continuous across vacated 16th Street and also across 19th Street, to the southwesterly line of 20th Street as dedicated by ordinance 732 of 2003;

Thence southeasterly along the southwesterly line of said 20th Street and said line extended across Chestnut Place and continuing along said southwesterly line of 20th Street to the northwesterly line of said parcel 1 as described in that Special Warranty Deed recorded at Reception No. 2001135957, also being the northwesterly line of easement parcel RE 2278-00-19REV.2, said easement parcel dedicated as 20th Street right-of-way by said ordinance 732 of 2003;

Thence clockwise along the northwesterly line, the northeasterly line of said parcels, to the southeasterly line said Parcel 1;

Thence southwesterly along the said southeasterly line of said parcel 1, and said line extended, to the centerline of 18th Street as vacated by Ordinance 994 of 1991 and by Ordinance 1209 of 1996;

Thence southeasterly along the centerline of said vacated 18th street to the northwesterly right-of-way of Wynkoop Street;

Thence southeasterly along the northwesterly right-of-way of Wynkoop Street to the point of beginning.

PARCEL 3

CITY AND COUNTY OF DENVER RIGHT OF WAY INCLUSION PARCELS

Parcels of land lying in Sections 33 and 34, Township 3 south, Range 68 west of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:

Those portions of the of the streets, avenues, and lanes conveyed to the City of Denver by deed recorded June 8, 1867, at book 14 page 120, Arapahoe County, Colorado Territory, as shown on the Fredrick J. Ebert plat titled “Part of the City of Denver” dated June 29, 1865, depicting the Congressional Grant approved May 28, 1864, and lying west of N. Broadway, north of W. Colfax Ave., northeast of N. Speer Blvd., southeast of Wewatta St., south of the north line of the aforementioned sections 33 and 34, and southwest of the northeast line of 20th St.

Together with all the streets dedicated to the City of Denver in H. C. Brown's Addition to Denver recorded June 22, 1868, at book 1, page 3, Arapahoe County, Colorado Territory.

PARCEL 4

SEPTEMBER 2025 PETITION INCLUSION PARCELS

600 16th Street

Schedule No. 02345-29-048-000

Lots 29 through 32, Block 162, East Denver, City and County of Denver, State of Colorado.

622 16th Street

Schedule No. 02345-29-042-000

Lots 1 through 4, inclusive, Block 162, East Denver, City and County of Denver, State of Colorado.

1500 Blake Street

Schedule No. 02331-15-040-040

A parcel of land located in the State of Colorado, City and County of Denver, with a situs address of 1500 Blake Street, Denver Colorado 80202, having a tax assessor number of 02331-15-040-040 and being the same property more fully described as Studebaker Condo U-A, East Denver, City and County of Denver, State of Colorado.

1505 Glenarm Place

Schedule No. 02346-14-033-000

B173 L12 TO 21, EAST DENVER & VAC ALY ADJ & NWLY VAC 4FT OF GLENARM PL ROW
ADJ L17 TO 21 & EXC NW 4FT OF L12 TO 16.

1518 Glenarm Place

Schedule No. 02346-15-032-000

Lots 12 to 16, Block 196, East Denver, City and County of Denver, State of Colorado.

1600 Glenarm Place

Schedule No. 02346-10-042-000

EAST DENVER B195 L8 TO 16 ALLOC 7% & ALL COMM IMPS THEREON SEE 02346-10-041
FOR RES IMPS.

PARCEL 5

OCTOBER 2025 CITY-OWNED PARCELS

Civic Center Park

A parcel of land lying in the north half of Section 3, Township 4 south, Range 68 west, and the southwest quarter of Section 34, Township 3 south, Range 68 west of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:

All that property designated as Civic Center Park , lying south of the south right of way of W. Colfax Ave. and west of the west right of way of Broadway and north of the north right of way of W. 14th Ave. Parkway and east of the east right of way of vacated N. Bannock St.; also being all of Block 7,

Out Lot 2, Lots 14-39, Block 8, and those portions of Blocks 23 and 24 lying north of the north right of way of W. 14th Ave. Parkway, together with all the vacated streets and alleys therein contained, Evans Addition; and those portions of block 243 lying south of W. Colfax Ave., together with all the vacated streets and alleys therein contained, East Denver.

McNichols Building

A parcel of land lying in the northwest quarter of Section 3, Township 4 south, Range 68 west, of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:
Lots 1-13, Block 8, Evans Addition, City and County of Denver, State of Colorado.

Skyline Park

Parcels of land lying in the southeast quarter of Section 33 and the southwest quarter of Section 34, and the Northwest quarter of Section 34, Township 3 south, Range 68 west of the 6th Principal Meridian City and County of Denver, State of Colorado, described as follows:
Portions of Blocks 75, 76 and 77, East Denver, as described and designated as Skyline Park in Ordinance 595, Series of 1973 and Ordinance 752, series of 1994, City and County of Denver, State of Colorado.

OCTOBER 2025 PRIVATE PARCELS

500 16th Street

PARCEL 1:

Lots 1 through 11, inclusive, and Lots 22 through 32, inclusive, EXCEPT the Southeasterly 4.00 feet of said Lots 22 through 32, Block 196, East Denver, City and County of Denver, State of Colorado, TOGETHER WITH all of the alley in said Block 196, adjacent to the rear of said lots as vacated by Ordinance No. 683, Series of 1992, recorded October 22, 1992, under Reception No. 124761, and TOGETHER WITH the Southeasterly 4.00 feet of Glenarm Place right of way adjacent to Lots 1 through 11, inclusive, Block 196, East Denver, as vacated by Ordinance No. 2, Series of 1997, recorded January 10, 1997, under Reception No. 9700003743 in the records of the City and County of Denver, State of Colorado.

PARCEL 2:

Lots 1 through 11, inclusive, EXCEPT the Northwesterly 4.00 feet of said Lots 1 through 11, and Lots 22 through 32, inclusive, Block 173, East Denver, City and County of Denver, State of Colorado, TOGETHER WITH all of the alley in said Block 173 adjacent to said lots as vacated by Ordinance 592, Series of 1981, recorded November 20, 1981, in Book 2487 at Page 590, and TOGETHER WITH the Northwesterly 4.00 feet of Glenarm Place right of way, adjacent to Lots 22 through 32, inclusive, Block 173, East Denver, as vacated by Ordinance No. 2, Series 1997,

recorded January 10, 1997, under Reception No. 9700003743 in the records of the City and County of Denver, State of Colorado,

PARCEL 3:

Nonexclusive Easements as vacated and described in Article 3.1 of Declaration of Easements, Covenants, Conditions and Restrictions for Blocks 173 and 196 Parking Garage recorded February 14, 1997, under Reception No. 9700018547 of the records of the City and County of Denver, State of Colorado.

PARCEL N (AIR RIGHTS PARCEL)

A portion of platted Glenarm Place as vacated by Ordinance No. 123, Series of 1996, recorded February 9, 1996, under Reception No. 9600018028 in the records of the City and County of Denver, State of Colorado, adjacent to Blocks 196 and 173, East Denver, between 15th and 16th Street in the Southwest quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, lying above a plane being at elevation 5,240.00 feet above Mean Sea Level (Denver Datum), said plane lying within the following boundaries:

Commencing at the Northern most corner of said Platted Block 196 and the Intersection of Glenarm Place and 16th Street;

Thence Southwesterly along the Northwesterly line of said Platted Block 196, a distance of 119.50 feet;

Thence on a deflection angle to the right of 90 degrees, a distance of 4.00 feet to the true Point of Beginning;

Thence Southwesterly along a line being parallel to and 4.00 feet normally distant from the platted Northwesterly line of said Block 196, a distance of 155.50 feet to the Northeasterly line extended of Lot 12, Block 196;

Thence on a deflection angle to the right of 90 degrees, a distance of 72.00 feet;

Thence along a line being parallel to and 4.00 feet normally distant from the platted Southeasterly line of said Block 173, a distance of 155.50 feet;

Thence on a deflection angle to the right of 90 degrees, a distance of 72.00 feet to the true Point of Beginning.

PARCEL P (PARKING GARAGE SUBSURFACE RIGHTS PARCEL)

A portion of platted Glenarm Place as vacated by Ordinance No. 123, Series of 1996, recorded February 9, 1996, under Reception No. 9600018028, in the records of the City and County of Denver, State of Colorado, adjacent to Blocks 196 and 173, East Denver, between 15th

and 16th Street in the Southwest quarter of Section 34, Township 3 South, Range 68 West of the
6th Principal Meridian, City and County of Denver, State of Colorado, lying below a plane, the
highest point of said plane being located at an elevation of 5224.00 feet above mean sea level as
measured at the Southwesterly line of 16th Street extended and the lowest point of said plane
being located at elevation 5223.50 feet above mean sea level as measured at the extension of the
Northeasterly line of Lot 21, Block 173, said plane lying within the following boundaries:
Commencing at the Easterly most corner of said Block 173 and the intersection of 16th Street
and Glenarm Place;
Thence Southeasterly along the Southwesterly right of way line of 16th Street extended, a
distance of 4.00 feet to the true Point of Beginning;
Thence continuing along said Southwesterly right of way line of 16th Street extended, a distance
of 15.50 feet;
Thence on a deflection angle to the right of 90 degrees, along a line being parallel to and 19.50
feet normally distant from the Southeasterly line of said platted Block 173 a distance of 275 feet
to the Northeasterly line extended of Lot 21, Block 173;
Thence on a deflection angle to the right of 90 degrees, a distance of 15.50 feet;
Thence on a deflection angle to the right of 90 degrees along a line parallel to and 4.00 feet
normally distant from the platted Southeasterly line of said Block 173, a distance of 275 feet to
the true Point of Beginning.

PARCEL Q (PARKING GARAGE SUBSURFACE RIGHTS PARCEL)

A portion of platted Glenarm Place as vacated by Ordinance No. 123, Series of 1996,
recorded February 9, 1996, under Reception No. 9600018028 in the records of the City and
County of Denver, State of Colorado, adjacent to Blocks 196 and 173, East Denver, between 15th
and 16th Street in the Southwest quarter of Section 34, Township 3 South, Range 68 West of the
6th Principal Meridian, City and County of Denver, State of Colorado, lying below a plane, the
highest point of said plane being located at an elevation 5224.25 feet above mean sea level as
measured at the Southwesterly line of 16th Street extended and the lowest point of said plane
being located at an elevation of 5223.75 feet above mean sea level as measured at the extension
of the Northeasterly line of Lot 12, Block 196, said plane lying within the following boundaries:
Commencing at the Northern most corner of said platted Block 196 and the intersection of
Glenarm Place and 16th Street;
Thence Northwesterly along the Southwesterly line of said 16th Street extended, a distance of
4.00 feet to the true Point of Beginning;

1 Thence Southwesterly along a line being parallel to and 4.00 feet normally distant from the
2 platted Northwesterly line of said Block 196, a distance of 275 feet to the Northeasterly line
3 extended of Lot 12, Block 196;
4 Thence on a deflection angle to the right of 90 degrees, a distance of 15.50 feet;
5 Thence Northeasterly along a line being parallel to and 19.50 feet normally distant from the
6 Northwesterly line of platted Block 196, a distance of 275 feet to the Southwesterly right of way
7 line of 16th Street extended;
8 Thence along the Southwesterly right of way line of 16th Street extended, a distance of 15.50
9 feet to the true Point of Beginning.

10 PARCEL R (TUNNEL SUBSURFACE RIGHTS PARCEL)

11 A portion of platted Glenarm Place as vacated by Ordinance No. 123, Series of 1996,
12 recorded February 9, 1996, under Reception No. 9600018028, in the records of the City and
13 County of Denver, State of Colorado, adjacent to Blocks 196 and 173, East Denver, between 15th
14 and 16th Street in the Southwest quarter of Section 34, Township 3 South, Range 68 West of the
15 6th Principal Meridian, City and County of Denver, State of Colorado, lying below a plane being at
16 elevation 5223.50 feet above mean sea level (Denver Datum), said plane lying within the
17 following boundaries:

18 Commencing at the Northerly most corner of said platted Block 196 and the intersection of
19 Glenarm Place and 16th Street;
20 Thence Northwesterly along the Southwesterly right-of-way line of said 16th Street extended, a
21 distance of 19.50 feet;

22 Thence on a deflection angle to the left of 90 degrees along a line parallel to and 19.50 feet
23 Normally distant from the Northwesterly line of said platted Block 196, a distance of 14.00 feet
24 to the true Point of Beginning;

25 Thence continuing along said parallel line a distance of 34.00 feet;

26 Thence on a deflection angle to the right of 90 degrees, a distance of 41.00 feet;

27 Thence on a deflection angle to the right of 90 degrees along a line being parallel to and 19.50
28 feet Normally distant from the Southeasterly line of said platted Block 173, a distance of 34.00
29 feet;

30 Thence on a deflection angle to the right of 90 degrees, a distance of 41.00 feet to the true Point
31 of Beginning.

32 PARCELS (TUNNEL SUBSURFACE RIGHTS PARCEL)

33 A portion of platted Glenarm Place as vacated by Ordinance No. 123, Series of 1996,

1 recorded February 9, 1996, under Reception No. 9600018028, in the records of the City and
2 County of Denver, State of Colorado, adjacent to Blocks 196 and 173, East Denver, between 15th
3 and 16th Street in the Southwest quarter of Section 34, Township 3 South, Range 68 West of the
4 6th Principal Meridian, City and County of Denver, State of Colorado, lying below a plane being at
5 elevation 5223.00 feet above mean sea level (Denver Datum), said plane lying within the
6 following boundaries:

7 Commencing at the Northerly most corner of said platted Block 196 and the intersection of
8 Glenarm Place and 16th Street;

9 Thence Northwesterly along the Southwesterly right of way line of said 16th Street extended, a
10 distance of 19.50 feet;

11 Thence on a deflection angle to the left of 90 degrees along a line parallel to and 19.50 feet
12 normally distant from the Northwesterly line of said platted Block 196, a distance of 224.00 feet
13 to the true Point of Beginning;

14 Thence continuing along said parallel line, a distance of 34.00 feet;

15 Thence on a deflection angle to the right of 90 degrees, a distance of 41.00 feet;

16 Thence on a deflection angle to the right of 90 degrees along a line being parallel to and 19.50
17 feet normally distant from the Southeasterly line of said Block 173, a distance of 34.00 feet;

18 Thence on a deflection angle to the right of a distance of 41.00 feet to the true Point of
19 Beginning.

20 PARCEL T:

21 The Revocable Permits or Licenses to encroach into Tremont Place, 15th Street, Glenarm
22 Place, 16th Street and Welton Street with Building Elements, Canopies and Signs, as set forth in
23 Ordinance No. 124, Series of 1996 recorded January 15, 1997 at Reception No. 9700005694,
24 City and County of Denver, State of Colorado."

25 **Section 5.** In accordance with C.R.S. § 31-25-822, from the effective date of this Ordinance
26 the Property described in the Petition shall be included within the Authority and shall be subject to
27 any taxes thereafter imposed by the City for the use and benefit of the Authority.

28 **Section 6.** Except as expressly amended herein, the Creation Ordinance shall remain in
29 full force and effect.

1 COMMITTEE APPROVAL DATE: _____, 2025 [by Consent]
2 MAYOR-COUNCIL DATE: _____, 2025 [by Consent]
3 PASSED BY THE COUNCIL: _____, 2025
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____, 2025
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2025; _____, 2025
10
11 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: _____, 2025
12
13 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
14 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
16 3.2.6 of the Charter.
17 Michiko Aldo Brown, City Attorney for the City and County of Denver
18 BY: _____, Assistant City Attorney DATE: _____, 2025