

REQUEST FOR AN ORDINANCE APPROVING PARTIAL RELEASES OF
USE RESTRICTIONS AND RIGHT OF REENTRY AND RECORDATION OF REPLACEMENT
USE RESTRICTIONS AND RIGHT OF REENTRY

The ordinance is requested to approve an agreement involving the City, Denver Housing Authority (“DHA”) and the Metropolitan Football Stadium District (“District”). The agreement would transfer use restrictions and right of reentry away from two parcels and onto a new parcel.

In 2002, the City imposed “football use” restrictions on certain parcels of land, Parcel A and Parcel B, within what is now the Metropolitan Football Stadium District (MFSD). These parcels have been used for stadium parking lots. Over the years, the Sun Valley neighborhood plans were created, offering development guidelines for the area. Recently, the MFSD negotiated a land exchange with Denver Housing Authority (DHA) to transfer properties to better support the Sun Valley neighborhood plans and the community’s interest in affordable housing. Ownership of Parcels A and B will transfer from MFSD to DHA and DHA will transfer one of their parcels, Parcel C, to MFSD.

The proposed ordinance requests that the “football use” restrictions transfer away from Parcels A and B and instead be imposed on Parcel C. With this transfer, DHA will be able to build affordable housing and “football use” restrictions will exist on a new parcel of land.