

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: July 11th, 2016

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** A resolution to set a public hearing on the Service Plan of one (1) C.R.S. Title 32 metropolitan district: Midtown Metropolitan District

3. **Requesting Agency:** Department of Finance

4. **Contact Person(s):** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** John Karner, Financial Specialist
- **Phone:** (720) 913-9301
- **Email:** John.Karner@denvergov.org

5. **General description of proposed ordinance including contract scope of work if applicable:** N/A

***Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** N/A
- c. **Location:** The district will be located generally along the east side of Brighton Boulevard to the Union Pacific Railyard between 40th and Fortrust Way (formally 43rd Street) (14 acres), and on the west side of Brighton north of the Pepsi bottling plant and the future 41st Street (3 acres).
- d. **Affected Council District:** Council District #9 Albus Brooks
- e. **Benefits:** State law requires a public hearing be conducted prior to City Council approving a Metropolitan District Service Plan, with publication to commence a minimum of 20 days prior to the hearing. The hearing on the Service Plan of the proposed Midtown Metropolitan District is anticipated for August 15, 2016. The District will provide for the construction, financing, operation and maintenance of certain public improvements which are necessary for the successful implementation of the Service Plan area.
- f. **Costs:** N/A

6. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.** No Controversy.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

The purpose of the resolution is to set a public hearing on the Service Plans for the formation and establishment of one (1) Title 32 metropolitan district: Midtown Metropolitan District.

The district will be located generally along the east side of Brighton Boulevard to the Union Pacific Railyard between 40th and Fortrust Way (formally 43rd Street) (14 acres), and on the west side of Brighton north of the Pepsi bottling plant and the future 41st Street (3 acres).

The Project is well positioned along the north end of the changing Brighton Boulevard in the RiNo neighborhood approximately 1 mile northwest of Downtown Denver. Westfield purchased the property in June of 2014 and is actively planning the site with the assistance of Oz Architecture. The Property proposed to be included within the District is owned by two partnerships, Westfield 120, LLLP on the east side of Brighton Boulevard and Westfield-Amen, LLLP across the street on the west side.

The District will provide for construction, financing, operation and maintenance of Public Improvements necessary to redevelop the area. The Development Plan calls for a mix of uses, including residential, retail, office, hotel and entertainment uses as well as integration of a variety of public spaces. All of the Public Improvements to support the redevelopment are anticipated to be initiated in 2017 with the installation of necessary water, sewer, storm drainage, streets, traffic signals, streetscapes, public plazas and public parking to be constructed to serve the vertical development of each of the parcels on the 17 acre site with anticipated completion by 2020.

Per the typical City Council process, this topic will be sent through the City Council process twice. The first part is to act on a resolution setting August 15th as the date of a public hearing at City Council. The second part will be to act on an ordinance approving the proposed Service Plans after the public hearing. City staff is requesting to put the resolution on consent and make a committee presentation once the ordinance is submitted.

State law requires that a public hearing be conducted prior to City Council approving a service plan, with publication to commence a minimum of 20 days prior to the hearing. Attached is a proposed schedule for both legislative processes to comply with State Statutes. The schedule assumes a presentation to Finance and Services Committee on July 26th and a public hearing at City Council on August 15th. It will be important to be complete with the City Council process by the dates indicated in the schedule to allow enough time for the deadlines associated with a November 2016 election.

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