

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: December 4th, 2017

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: An Ordinance to Approve an Amended and Restated Service Plan for Broadway Park Metropolitan District No. 1

3. Requesting Agency: Department of Finance

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

- **Name:** Andrew Johnston, Manager of Financial Development
- **Phone:** (720) 913-9372
- **Email:** Andrew.Johnston@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 Broadway Park Districts will serve approximately 25 acres of land located west of Broadway and Exposition. The area is commonly referred to as the Denver Design District. The service plan is being amended as it was formerly named "Alameda Station" created to support redevelopment on the bus barn site near Alameda and Santa Fe.
- d. **Affected Council District:** Council District #7 Jolon Clark
- e. **Benefits:** State law requires a public hearing be conducted prior to City Council approving amendments to a metropolitan district service plan, with publication to commence a minimum of 20 days prior to the hearing. The hearing on the Service Plan is anticipated for January 8th, 2018. 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

GOAL: Create four metropolitan districts for the Denver Design District site: one existing and three new.

Broadway Park Metro District Formerly Alameda Station Metro District

The purpose of this ordinance is to approve an Amended and Restated Service Plan for Broadway Park Metropolitan District No1. The district was previously named "Alameda Station" and located at the former RTD Bus Barn site near Alameda and Santa Fe. The Alameda Station district was created in 2009 by a developer who was unsuccessful in purchasing the RTD Bus Barn site. The Broadway Park Metropolitan District applicant is also the owner of the Denver Design District and Broadway Market Place. The applicant has determined it does not need the district at the RTD Bus Barn site and has taken appropriate steps, including City Council approval, to move the metropolitan district to the Denver Design District site. The forthcoming council actions will be to amend and restate this service plan and create three new metropolitan districts.

Pending Actions

- 1) Resolution to set a public hearing on Amended and Restated Service Plan – At City Council December 18th.
- 2) Ordinance to approve an Amended and Restated Broadway Park #1 Service Plan (formerly Alameda Station)
- 3) Resolution to set a public hearing on Three New Service Plans - At City Council December 18th.
- 4) Ordinance to approve Three New Service Plans for Broadway Park #2, #3, & #4

Actions Earlier This Year

In June 2017, the owner/developer of the RTD Bus Barn site and the Denver Design District site worked with City Staff to undertake the following actions which activated Alameda Station and initiated the process to move the district from the RTD Bus Barn site to the Denver Design District site.

- 1) A resolution to appoint Daniel M. Cohen of the development team to the board of directors of Alameda Station as all positions were currently vacant.
- 2) An ordinance to approve adding a parcel of land in the Additional Inclusion Area located at the Denver Design District.

Purpose of the Districts

The Broadway Park Metropolitan Districts #1 - 4 will provide for construction, financing, operation and maintenance of Public Improvements necessary to redevelop the Denver Design District site. The Public Improvements to support the redevelopment include water, sewer, storm drainage, streets, traffic signals, streetscapes, public plazas and public parking.

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 set of resolutions setting January 8th as the date of a public hearing at City Council. The second part will be to act on a set of ordinances 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 Governance Committee on December 12th and a public hearing at City Council on January 8th.

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