

# West Dakota Storm Water Outfall Project



DENVER  
GREEN  
RENEWAL  
APPROVED



Land Use, Transportation and Infrastructure Council Committee  
December 13, 2011

# Site Location



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## Project Description

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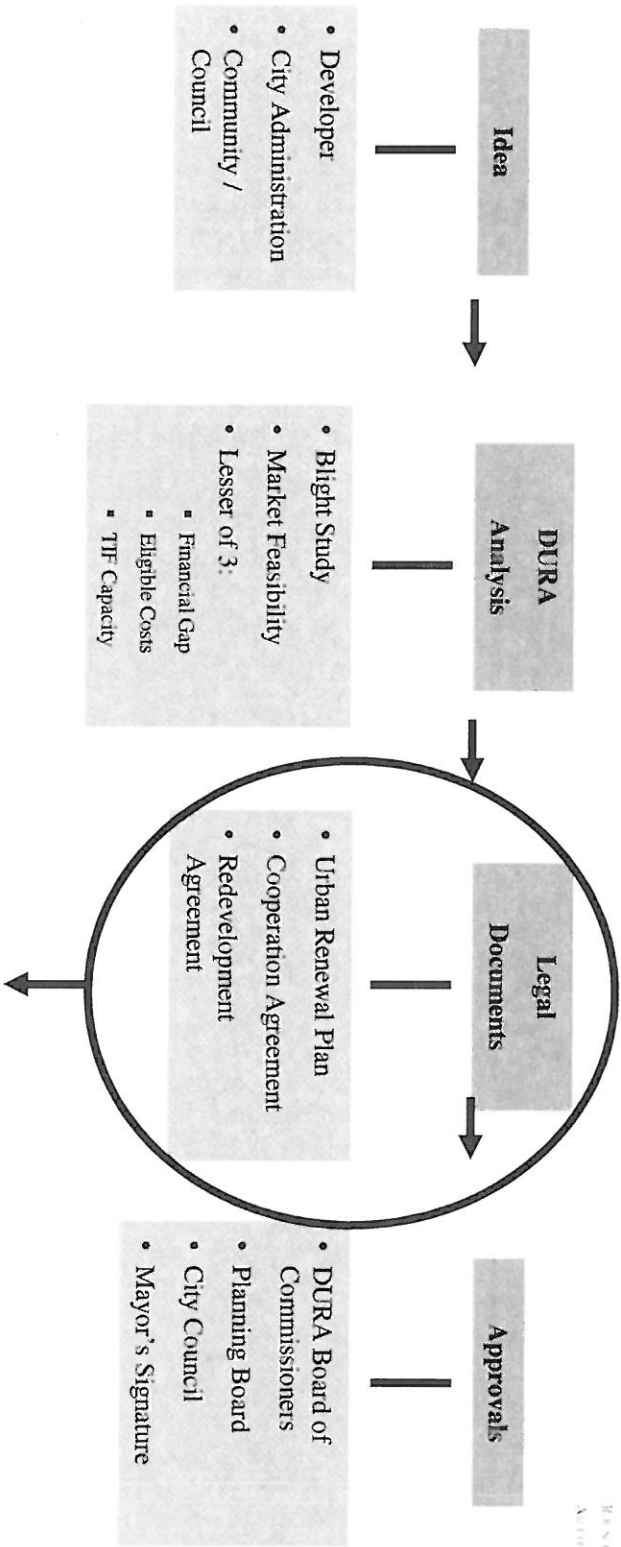
DALLAS  
AREA  
RAPID  
TRANSIT  
AUTHORITY

- Design and construction of storm water outfall improvements from Grant St and S. Virginia Ave. west to the CDOT culvert at I-25 and Alameda Ave.
- City previously approved \$1 million to support planning and engineering – funded from wastewater enterprise fund, repaid by TIF
- Seeking an additional \$12 million to support construction of the project – same funding and repayment structure.
- Storm water outfall project contemplated in City’s Storm Water Master Plan
- Project alignment allows for enhanced connectivity to light rail station
- Also provides streetscape improvements along newly constructed Dakota Street through the existing Broadway Marketplace Project
- As proposed, development would begin in 2012 and be completed in 2017.



GEORGIA  
TAX ASSN.  
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# Approving an Urban Renewal Project



1. Amendment to existing Urban Renewal Plan to add Storm Water Project
2. New Cooperation Agreement regarding use of Tax Increment
  - Property Tax Only
3. No extension of time – terminates in 2017
4. Plan Amendment requires public hearing

## Project Funding Agreement

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- The project would be undertaken by the BMP Metropolitan District
- City contribution of \$13 million
- District contribution of balance to complete (approx \$4 million).
- City and DURA approve draw requests – Paid by City, reimbursed by property Tax TIF
- Authorizes eminent domain by Metropolitan District
- Contingent on agreement with RTD for Pilot Site



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- **Benefits of Project**
    - **Addresses storm water detention issues in region**
    - **Provides enhanced connectivity to existing light rail station**
    - **Enhances ability to develop several key locations in the area**
    - **Provides streetscape improvements along W. Dakota and Cherokee Streets.**

## Next Steps/Schedule

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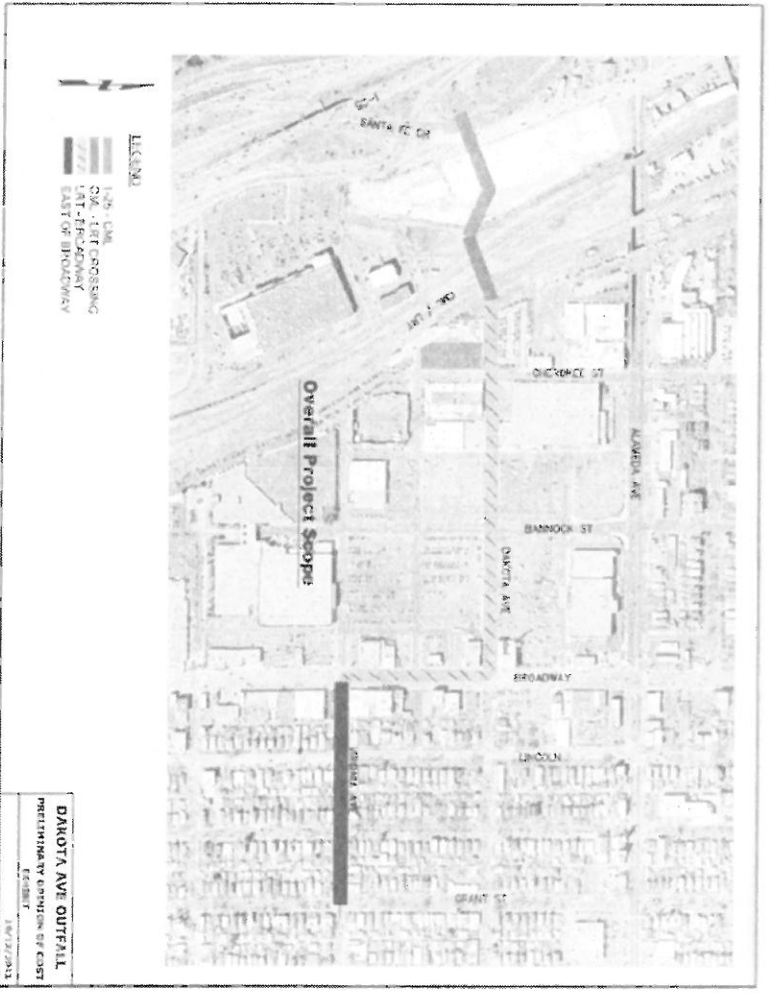
- Finalize Project Funding Agreement
- Finalize Urban Redevelopment Plan Amendment and Cooperation Agreement
- Set Public Hearing on Urban Redevelopment Plan
- Complete City Council approval process by early February, 2012



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## Questions?



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