The Expansion of Denver's Downtown Development Authority (DDDA)

Today's Agenda

1. Requested City Council Actions
   - Approval Criteria from State Statute
2. Amended and Restated Plan of Development
3. Public Right-Of-Way (ROW) Inclusion
4. Timeline

Requested City Council Actions

1. **Bill 24-1660**
   Approves an Amended and Restated Denver Downtown Development Authority Plan of Development; ratifying action previously taken relating thereto; and providing other matters relating thereto, in Council District 10.

2. **Bill 24-1659**
   Amends Ordinance No. 400, Series of 2008, amending the boundaries of the Denver Downtown Development Authority, in Council District 10.

Criteria for Plan of Development

Per DDA State Statute, CRS 31-25-807(4)

City Council may approve the Amended and Restated Plan of Development ("Amended Plan") if it finds that

- there is a need to take corrective measures in order to halt or prevent deterioration of property values or structures within the plan of development area or to halt or prevent the growth of blighted areas therein, or any combination thereof,
- and if it further finds that the Amended Plan will afford maximum opportunity, consistent with the sound needs and plans of the City and County of Denver as a whole, for the development or redevelopment of the plan of development area by the DDDA and by private enterprise.

Criteria for Inclusion Petition

Per DDA State Statute, CRS 31-25-822

City Council must find that the inclusion petition:

- produced satisfactory evidence of ownership of title;
- includes an accurate legal description of the property sought to-be-included;
- is adjacent to the existing boundaries; and
- was approved by the DDDA Board prior to its consideration by City Council.

DDDA Summary

- Quasi-public entity created in 2008 to finance public improvements around Union Station
- A common tool: 20+ across Colorado
- Investments are guided by a “Plan of Development”
- Has an independent Board of Directors
- No impact on tax rates

- **Nov. 5, 2024:** With over 77% of the vote, district election **approved** pledging of TIF revenue to DDDA projects, not to exceed $570M (total repayment not to exceed $847M)

What DDAs Do

Functions include:

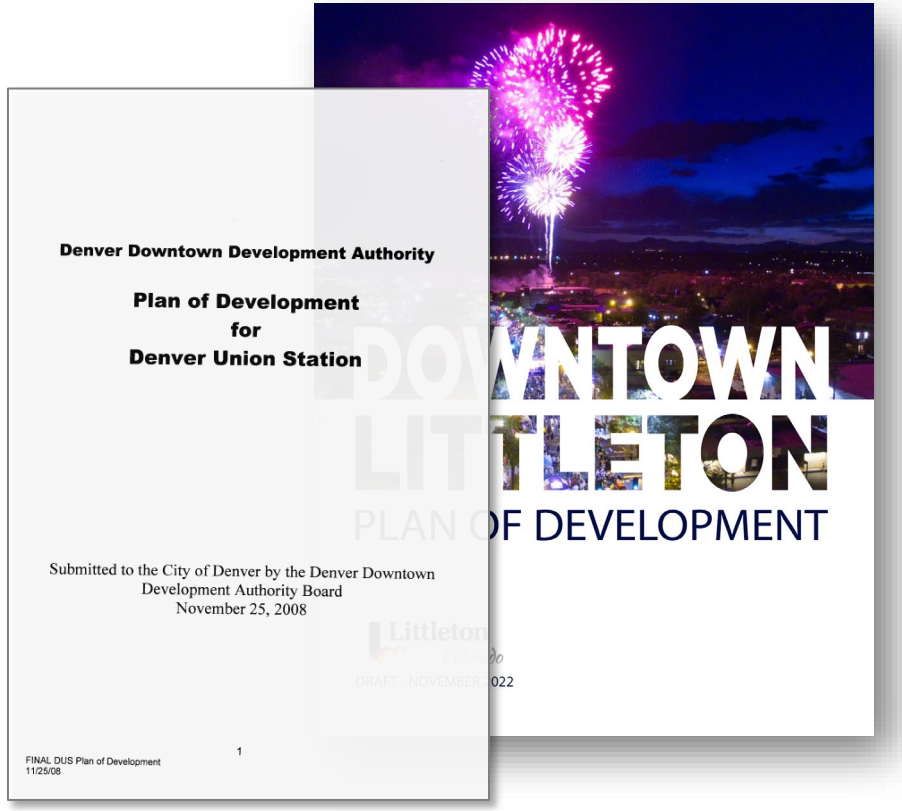
- Implement Plan of Development
- Make TIF financing available for investing in strategic capital projects
- Support catalytic investments that spur economic growth

Examples could include:

- Investments that create more housing options
- Investments into new or improved public spaces
- Investments that will attract unique and/or destination businesses where people want to live, shop, and work

What is a Plan of Development?

- Provides legal background
- Establishes general parameters for the DDA
- Provides guidelines for projects and improvements that can be funded by the DDA
- Must help stimulate economic growth and alleviate deterioration of conditions



Example Plans of Development

Goal of the Amended and Restated Plan of Development

Build a vibrant Downtown Denver through strategic and catalytic investments that promote economic growth and revitalization

Proposed Categories for Investment

1. New development & adaptive reuse
2. Livability, economic opportunity & jobs
3. Parks & public space
4. Arts, culture & activation
5. Connectivity & mobility

Engagement Summary

Group or Activity	Date	Responses/Attendees
Online Survey	May – June	1,700
Online Comments	May – to date	50
Lower Downtown Neighborhood Association (LoDoNA) Meeting	May 20	30
Upper Downtown Neighborhood Association (UpDoNA) Meeting	June 13	60
Delgany Bridge Task Force	June 14	6
LoDo District Meeting	June 19	15
Bike to Work Day	June 26	25
Downtown Denver Partnership (DDP) committees	June 27, July 11	38
Colorado Women's Chamber of Commerce	July 12	18
DDP Member Assembly	July 18	80
District 10 Affordable Denver community conversation	July 18	20
LoDoNA DDDA Special Meeting	July 22	60
District 10 Vibrant Denver community conversation	August 1	70
LaDoNA HOA Presidents	August 7	15
Colorado Black Chamber of Commerce	August 15	7
Planning Board	August 21, Sept. 4	8
TOTAL To Date		**2,244**
Downtown Area Plan *(ongoing through 2025)*	September 25 Launch	~300

Summary of Public Comments

Draft Amended Plan Public Review July 16-31

Comments can generally be grouped into 7 categories:

1. Project Ideas
2. Values
3. Map/DDDA Boundaries
4. Governance Structure & Board of Advisors
5. Implementation
6. Miscellaneous Areas of Opportunity
7. Additional Resources/Planning Documents

Plan language was updated in August to reflect many of these topics, with engagement summary and responses also available at denvergov.org/dda.

Planning Board Recommendations
September 4

Recommended Approval

Planning Board makes the following additional recommendations about the DDDA Amended and Restated Plan of Development ("Amended Plan"), whether for immediate incorporation or future amendment so long as these recommendations do not jeopardize the approval of the DDDA Amended Plan.

1. The Project Selection General Parameters section on pages 21-22 should be amended to remove specific language concerning who (i.e. City's Manager of Finance and Executive Director of Denver Economic Development) will undertake project evaluation and selection.

2. The Amended Plan should state that DDDA funds be leveraged to ensure that there are adequate resources, including staff capacity and subject matter expertise, to manage a program of this size and breadth and to help accelerate the deployment of project funds.

3. The Amended Plan should clarify that city projects are subject to the same selection criteria and processes as private projects.

DDDA Board Approval

November 7

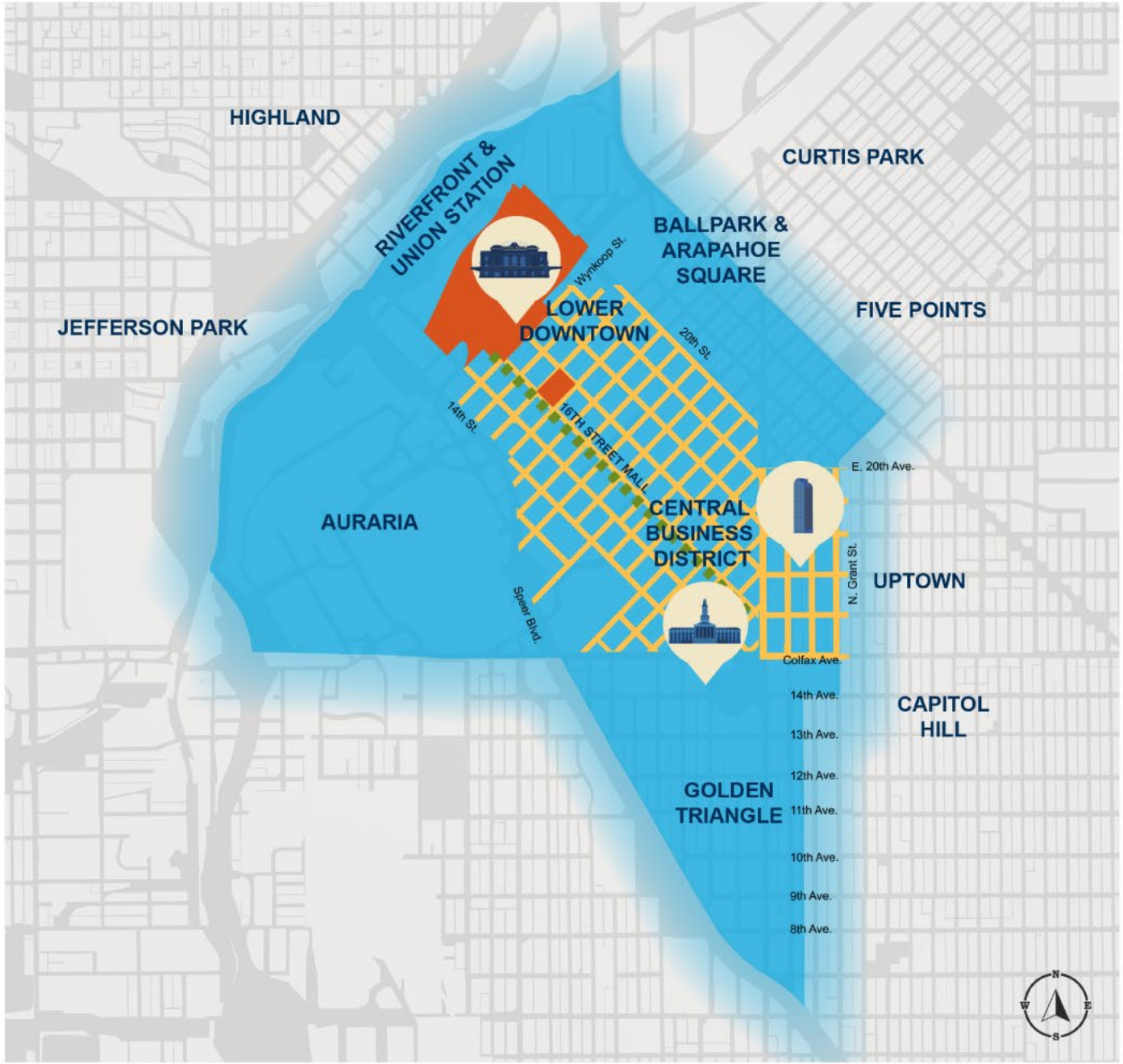
- Voted to approve the initial Amended and Restated Plan of Development on August 29 reflecting updates from public input
- Voted to approve a revised Amended Plan on November 7 reflecting updated language in alignment with Planning Board and City Council's guidance
- Resolution approved and filed with City Clerk (#20240140)

DENVER
THE MILE HIGH CITY

Vibrant Downtown

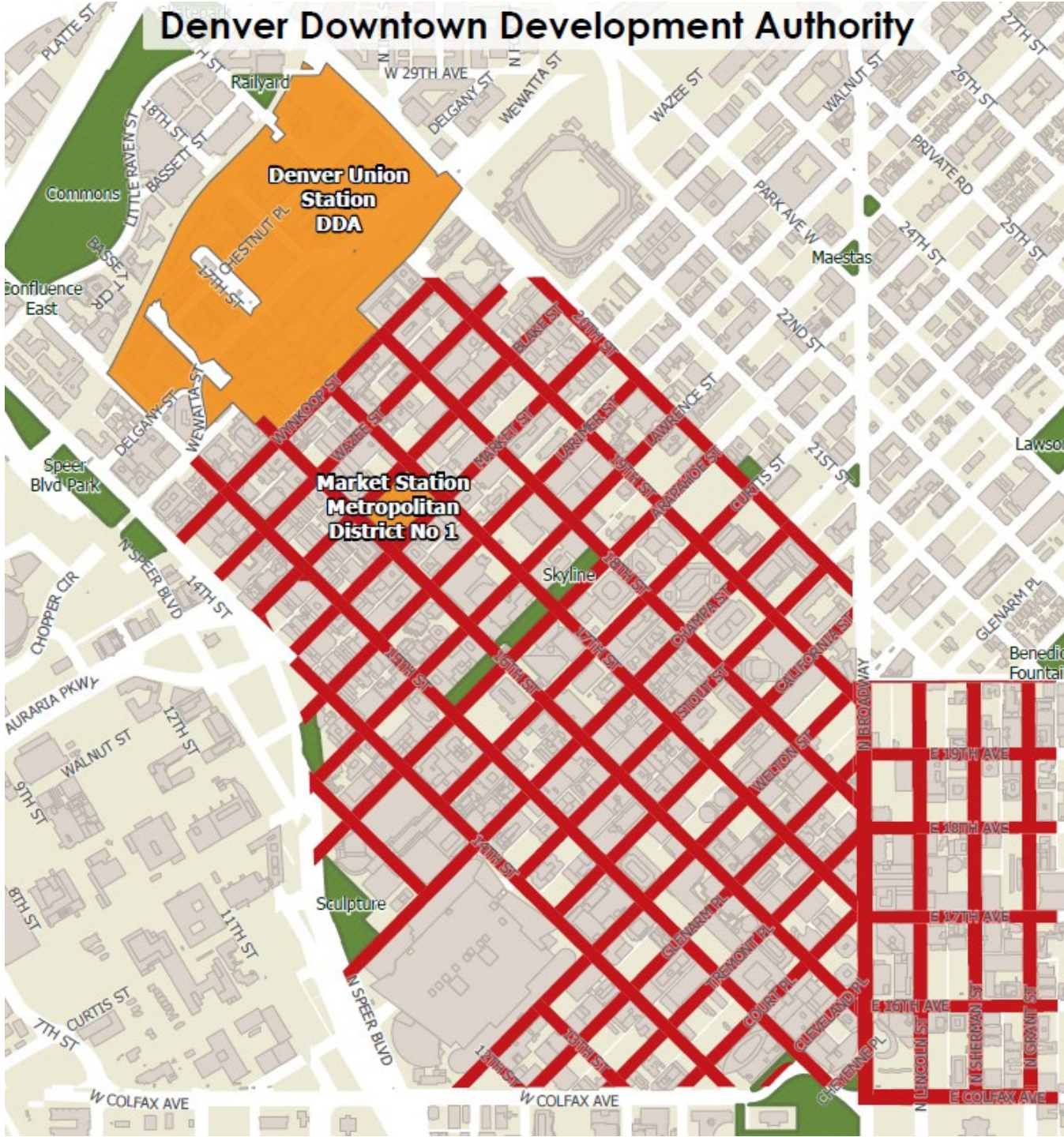
MAP KEY

- DOWNTOWN PLAN AREA
- CURRENT DDA BOUNDARY
- PROPOSED DDA BOUNDARY
- 16TH STREET MALL



Proposed Amended Boundaries

- City inclusion petition contains legal descriptions and evidence of ownership; Filed with City Clerk (#20240133)
- Petition approved by DDDA Board on August 29, 2024



Overall DDDA Legislative Timeline

- **Three Rounds of City Council Briefings:**
  1. April 30 - May 9: DDA Overview and Timeline
  2. July 25 - August 15: Amended & Restated Plan of Development, and Ballot Question
  3. September 9 - October 7: Amended & Restated Plan of Development, and Loan Amendments

- **Previous Actions:**
  - August 26: Ballot Question Referral
  - October 29: Loan Amendment, DUS Project Mill Levy Pledge Amendment
  - November 12: New Capital Fund

- **Upcoming Actions:**
  - November 19: FinGov – Amended & Restated Plan of Development, ROW Inclusion
  - December 9: Public Hearing/Second Reading – Amended & Restated Plan of Development, ROW Inclusion
  - January 2025*: Cooperation Agreement, Additional Property Inclusion *(*both subject to DDDA Board approval)*

Questions & Discussion

Appendix

Summary of Public Comments

Comment Category

- Project Ideas
  - Broad list of suggestions from small scale activations to large new development
  - Proposals for new parks/public spaces, mobility projects and other civic infrastructure

Response

- Amended Plan does not identify specific projects
- Categories of Investment gives ability to accommodate creative and innovative ideas in the future

Summary of Public Comments

Comment Category

- Values
  - Requests for more information about guiding values

Response

- Added language that all projects are subject to city's existing codes, requirements and performance standards including equity, affordability and accessibility
- Align with existing city values
- Addressed in projection selection criteria under development

Summary of Public Comments

Comment Category

- DDDA Boundary Map

Response

- DDDA must operate within the traditionally defined central business district – historically Uptown and LoDo

Summary of Public Comments

Comment Category

- Governance Structure and Board
  - Desire for more clarity concerning the composition, roles, and responsibilities
  - Ensure technical capabilities

Response

- Added statutory language on composition and purpose of board
- Amended Plan is not intended to provide comprehensive policies and procedures – to be established in a future Cooperation Agreement between the city and board

Summary of Public Comments

Comment Category

- Implementation
  - Suggestions to consider various programmatic goals, performance metrics, selection criteria, project workforce requirements, etc.

Response

- Added statement establishing commitment to developing reporting and analytics
  - Project/application data
  - Financial data
  - Performance metrics/economic impact data
  - Delivered through annual reporting/website dashboard or similar

Summary of Public Comments

Comment Category

- Miscellaneous Areas of Opportunity
  - Positive feedback on public engagement process
  - Request for continued outreach

Response

- City will continue public engagement
- DDDA and Downtown planning are strongly tied together
- Downtown Area Plan launches this month

Summary of Public Comments

Comment Category

- Additional Resources and Planning Documents
  - Additions to the list of plans and resources

Response

- Conducted review of additional plans
- Added to the list of reviewed plans