



THE RIVER MILE METROPOLITAN DISTRICTS



PROJECT LOCATION

Support the City's Smart Growth and Environmental Initiatives

be a team player

Sustainable Community

*social, economic and
environmental balance*

Urban Scale

*critical mass essential
to a strategic solution*

Human Scale

*people-friendly,
inviting*

Mixed Use

*residential, commercial, retail,
entertainment, education*

Connectivity

*technology, mobility, public
access*

Inclusivity

*open, diversified, a place for
everyone*

High

Design

*attention to
detail*

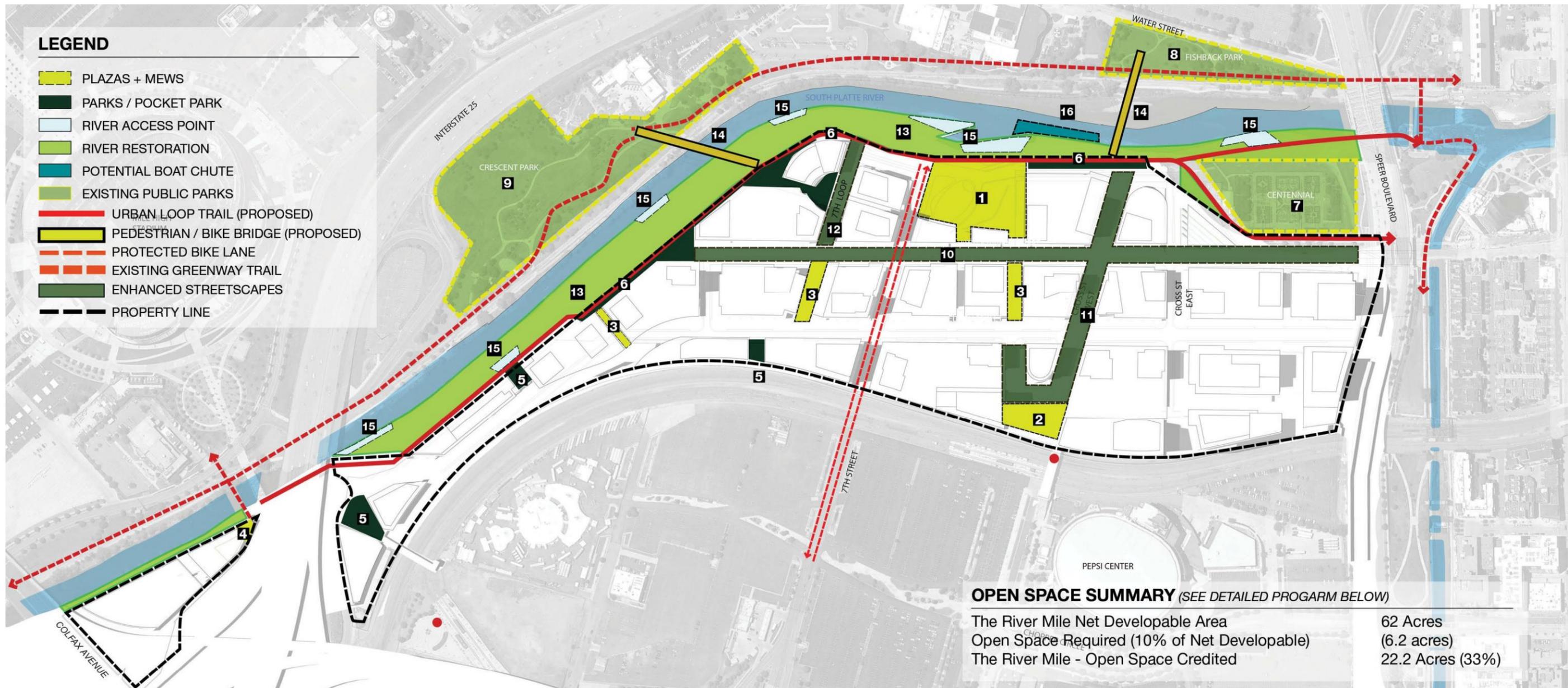
Very Denver

*active lifestyle, health and wellness,
connection to nature*

Reclaim the River

*re-imagine and
revitalize*

PROJECT VISION - GUIDING PRINCIPLES



LEGEND

- PLAZAS + MEWS
- PARKS / POCKET PARK
- RIVER ACCESS POINT
- RIVER RESTORATION
- POTENTIAL BOAT CHUTE
- EXISTING PUBLIC PARKS
- URBAN LOOP TRAIL (PROPOSED)
- PEDESTRIAN / BIKE BRIDGE (PROPOSED)
- PROTECTED BIKE LANE
- EXISTING GREENWAY TRAIL
- ENHANCED STREETSCAPES
- PROPERTY LINE

OPEN SPACE SUMMARY (SEE DETAILED PROGRAM BELOW)

The River Mile Net Developable Area
 Open Space Required (10% of Net Developable) **62 Acres**
 The River Mile - Open Space Credited **(6.2 acres)**
22.2 Acres (33%)

The River Mile Open Space/ Site Program

#	Open Space	Gross Area (AC)	Credited Area (AC)	Notes/ Program
1	Event Plaza	1.8	1.8	Intended to be a major Central Plaza for the Downtown consistent with the Outdoor Downtown Plan recommendations. An active everyday space large enough for large events. Includes water feature/ splash pad, retail court, boat/ paddleboard rentals, bike rentals, flexible (seasonal) space, primary river access point.
2	Transit Hub Plaza	0.6	0.6	An urban plaza at the light rail station, including bike parking, bus shelter, car share
3	Courtyards/ Mews (non-vehicular)	0.6	0.6	Non-vehicular plaza spaces for gathering that include cafe spaces, and potentially smaller play spaces
4	SE Plaza	.12	.12	A smaller plaza that unifies the south end of the urban loop trail, the Bronco bridge, with potential activation at the river under Hwy 25 viaduct.
5	Neighborhood Parks/ Pocket Parks	2.5	2.5	Includes variety of park types and play areas, urban dog parks, community gardening, picnic, river overlooks, open lawns, hardcourts/ games.
6	Urban Loop Trail	2.9	2.9	Includes generous walking/ strolling paths along the river with separated bike paths. Trail includes landscape, trees, and spaces for benches, leisure. Average width (25')
SUBTOTAL		8.52	8.52	
7	Centennial Gardens	3.6 (x.50)	1.8	Existing Park
8	Fishback Park	2.2 (x.50)	1.1	Existing Park
9	Crescent Park	7.9 (x.50)	3.9	Existing Park
SUBTOTAL		13.7	6.8	

10	Little Raven Street	2.2	0	Enhanced pedestrian street and generous tree and amenity zone--a continuation of Little Raven Street at Commons Park. Acreage excludes vehicle travel lanes and parking.
11	Cross Street West	0.7	0	Enhanced pedestrian street with cafe zones--connects the light rail to development and the river. Acreage excludes vehicle travel lanes and parking.
12	7th Circle	0.4	0	Enhanced pedestrian street connecting community buildings to the river. Acreage excludes vehicle travel lanes and parking.
SUBTOTAL		3.3	0	

13	River Restoration	12.8 (x.50)	6.4	The river restoration includes improving river vegetation and habitat based on the recommendations of the Urban Waterways study. Proposed work along the river to be closely coordinated with the USACE, UDFCD, and City.
14	River Bridges (to Fishback, to Crescent)	0.2 (x.50)	.1	Bike and pedestrian bridges provide greater connectivity to the neighborhood and potentially enhance underutilized parks along the river.
15	River steps, boat docks, access points	0.5 (x.50)	.3	Includes river access points to get to the water's edge for recreation/ leisure use
16	Boat Chute	0.4 (x.50)	.1	Includes skills course and "standing waves" for in river recreation. Plans to be coordinated with proposed Kayak Park improvements at Confluence Park.
SUBTOTAL		13.9	6.9	
TOTAL ALL		39.4	22.2	



PROJECT VISION – OPEN SPACE



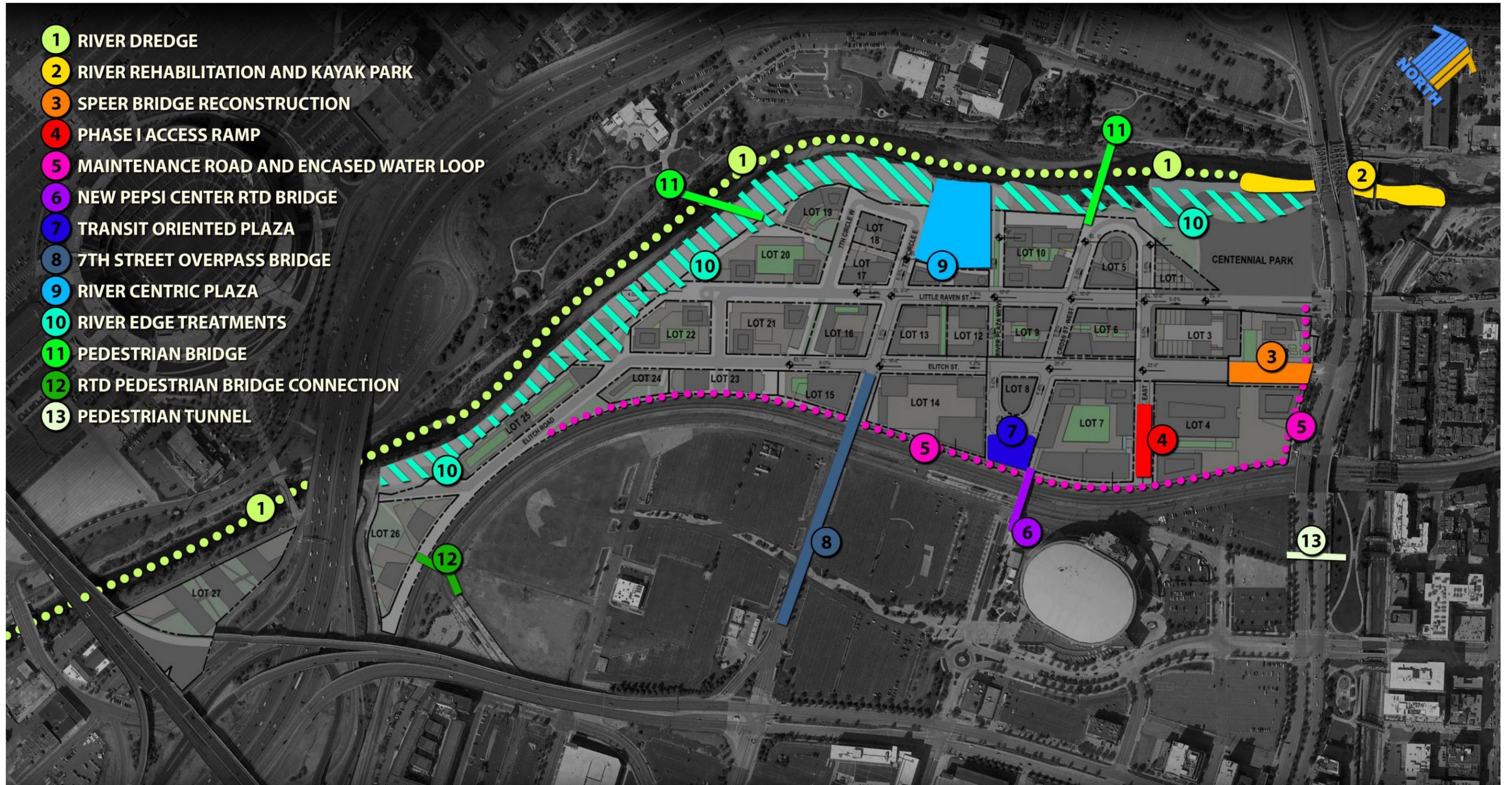
PROJECT VISION - CENTRAL PLAZA



PROJECT VISION - RIVER POINT



PROJECT VISION - TRANSIT PLAZA AT PEPSI CENTER STATION



- 1 RIVER DREDGE
- 2 RIVER REHABILITATION AND KAYAK PARK
- 3 SPEER BRIDGE RECONSTRUCTION
- 4 PHASE I ACCESS RAMP
- 5 MAINTENANCE ROAD AND ENCASED WATER LOOP
- 6 NEW PEPSI CENTER RTD BRIDGE
- 7 TRANSIT ORIENTED PLAZA
- 8 7TH STREET OVERPASS BRIDGE
- 9 RIVER CENTRIC PLAZA
- 10 RIVER EDGE TREATMENTS
- 11 PEDESTRIAN BRIDGE
- 12 RTD PEDESTRIAN BRIDGE CONNECTION
- 13 PEDESTRIAN TUNNEL



PROJECT VISION – MAJOR INFRASTRUCTURE ELEMENTS

LEGEND

DISTRICT BOUNDARY

DISTRICT INCLUSION AREA

REGIONAL INCLUSION AREA



MULTIPLE-DISTRICT STRUCTURE :

One (1) Coordinating District, The River Mile Metropolitan District No. 1

- Will coordinate and manage the financing, acquisition, construction, completion, operation and maintenance of all public infrastructure and services throughout the project

Four (4) Taxing Districts, The River Mile Metropolitan District Nos. 2-5

- To coordinate with the Coordinating District in providing revenue to be applied to the payment of: (i) the acquisition, construction, and financing of the public infrastructure; and (ii) the costs of administration, operation and maintenance of the public infrastructure constructed, owned, operated and/or maintained by the Coordinating District

One (1) Support District, The River Mile Platte Valley Metropolitan District

- To include property in the Regional Inclusion Area, upon consent of those owners, to assist in contributing to financing, construction, operation, and maintenance of regional infrastructure related to the Platte River, including storm drainage infrastructure

DISTRICT FINANCED LOCAL PUBLIC IMPROVEMENTS

- Wastewater Infrastructure
- Water Supply Infrastructure
- Street, Safety Protection and Public Parking Infrastructure
- Park and Recreation Infrastructure
- Public Transportation
- Television Relay and Translation

DISTRICT FINANCED REGIONAL PUBLIC IMPROVEMENTS

- Platte River Project:
Capacity improvements include several drop structures, kayak area at Confluence Park, installation of “standing waves” for recreation and installation of variable height dams to regulate the water level and control flood level.

DISTRICT FINANCED “GREEN” IMPROVEMENTS

- Installation, construction, acquisition and/or provision of energy-efficiency and/or renewable energy improvements and services including:
 - Heat recovery system
 - Reuse water distribution system
 - Rain gardens
 - Drainage capacity improvements
 - Rainwater harvesting system for irrigation

DISTRICT FINANCED PUBLIC IMPROVEMENTS

ESTIMATED COSTS AND PHASING FOR IMPROVEMENTS

- **Costs:** Initial estimates for the costs associated with the construction of the Public Improvements are anticipated as follows:

Description	Amount
Domestic Water System	\$ 11,400,000
Streets	\$ 285,570,000
Wastewater	\$ 6,840,000
Safety	\$ 57,000,000
Parks and Recreation	\$ 242,175,221
Transportation Television Relay	\$ 7,600,000
Green Infrastructure	\$ <u>54,720,000</u>
	\$ 665,305,221

- **Phasing:** The public infrastructure will be completed in approximately four (4) phases with construction anticipated to begin in 2019 and completed in 2040, as development warrants.

DISTRICT OVERALL FINANCE PLAN

DEBT

- \$1,217,680,000 in debt as between the Districts over 15 years.
- Supported by the following revenue sources:
 - Maximum of 50 mills, adjusted for Gallagher from date of Service Plan
 - Regional Mill Levy of 5 mills, adjusted from date of Service Plan
 - Facility Fee Revenue

OPERATIONS

- Revenues:
 - Maximum of 10 mills, adjusted from date of Service Plan

SERVICE PLAN APPROVAL REQUESTS

As a result of the length of buildout and magnitude of density and development within The River Mile Project, the Applicant is requesting the following:

- Removal of Mill Levy Imposition Term
- Ability to impose 60 mills, including a maximum of 10 mills for operations
- Districts to impose Regional Improvement Mill Levy for Regional Improvements identified in a Regional IGA with the City
- Authorize the Districts to have Covenant Enforcement Authority
- Authorize use of one or more “Green” Special Improvement Districts, with approval of the Manager of Finance and Manager of Public Works

MODIFIED SERVICE PLAN APPROVAL REQUESTS

QUESTIONS?