



DENVER
THE MILE HIGH CITY

Proposed Sale of Cherry Creek North Parking Spaces

FOR CITY SERVICES VISIT | CALL
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- Utilization of street parking by employees in Cherry Creek North created a lack of parking for patrons of CCN merchants
- In 2002, the City purchased 198 parking spaces in the newly constructed Sears garage to help address concerns
 - Purchase price was \$4.7M
 - Financing was obtained via a COP
 - The COP was paid off in 2012

Use and IGA for Parking Spaces

- Newly acquired parking spaces were to be used by employees working in Cherry Creek
 - Spaces were sold at a discounted rate, initially \$50 per month and went up to \$75 per month
 - The City entered into an IGA with the Cherry Creek North BID to administer the leasing of these parking spaces

- The garage is now set to be demolished during upcoming redevelopment of the block. Redevelopment will include:
 - A new Whole Foods
 - New subterranean parking garage to accommodate redevelopment
 - Will include public parking spaces
 - Temporary parking will be available during construction
 - Multi-family, retail and central plaza above the garage
- In anticipation of development, Oliver McMillan, the developer, approached the City to acquire the parking spaces
- The City obtained an appraisal of \$4.5M for these spaces in the mid-2017
- Negotiations between the City and Oliver McMillan (dba Clayton Lane Investors LLC) resulted in an agreed purchase price of \$6M

- Purchase and Sale agreement with Clayton Lane Investors LLC for \$6 million for sale of the parking spaces
 - Developer will allow employee parking to continue at the current monthly rate until the garage is demolished
 - Developer is working with the CCN Bid and Cherry Creek Mall to provide employee parking upon completion of their new redevelopment
 - Project will take approximately 5 years to complete

It is anticipated that the \$6M in revenue received will be programmed for the following CIP uses:

- \$2.2M for the construction of the Cherry Creek Transfer Station Expansion (*design funded in 2019 budget*)
- \$1M for Cherry Creek North wayfinding, studies, and multi-modal improvements to enhance circulation and pedestrian connections.
- \$400K for additional repair of sidewalks adjacent to city facilities
- \$400K for design/construction of shelter facilities
- \$2M for Green Valley Ranch medians to gain construction efficiency and cost savings.