



# South Broadway Local Maintenance Districts

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## What are the South Broadway Local Maintenance Districts?

The South Broadway Local Maintenance Districts (LMD's) are comprised of three separate LMD's that are contiguous with one another. These three LMD's are:

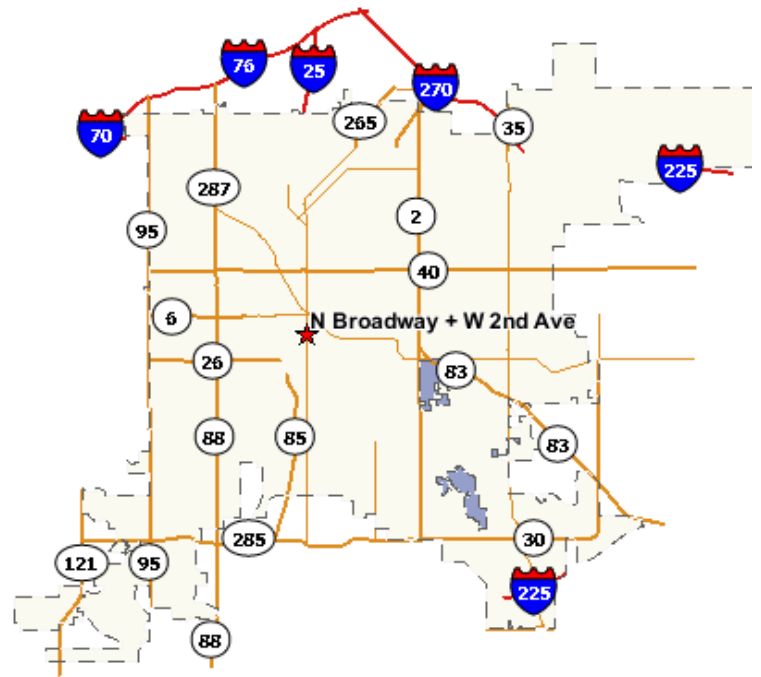
- Broadway A
- Broadway B
- Phase II Broadway

Page 2 highlights the location of the individual LMD's. The districts are located along both sides of South Broadway between 2<sup>nd</sup> Avenue and Ohio Avenue, and along both sides of West Alameda Avenue from South Cherokee Street to South Broadway. Phase II Broadway was established by City Ordinance in 1993; Broadway A and Broadway B were established by City Ordinance in 1998.

The purpose of creating these districts is for the maintenance and continuing care of streetscape features that exist within these areas. These streetscape features may include trees, irrigation, decorative pedestrian lights, sidewalk, benches and trash receptacles. A District Board of Directors represents the interests of the District and the property owners. The Board develops an annual budget for the cost of maintaining the districts. Property owners within the districts are then annually assessed based on the proportion of their front footage to the total front footage of property within the districts.

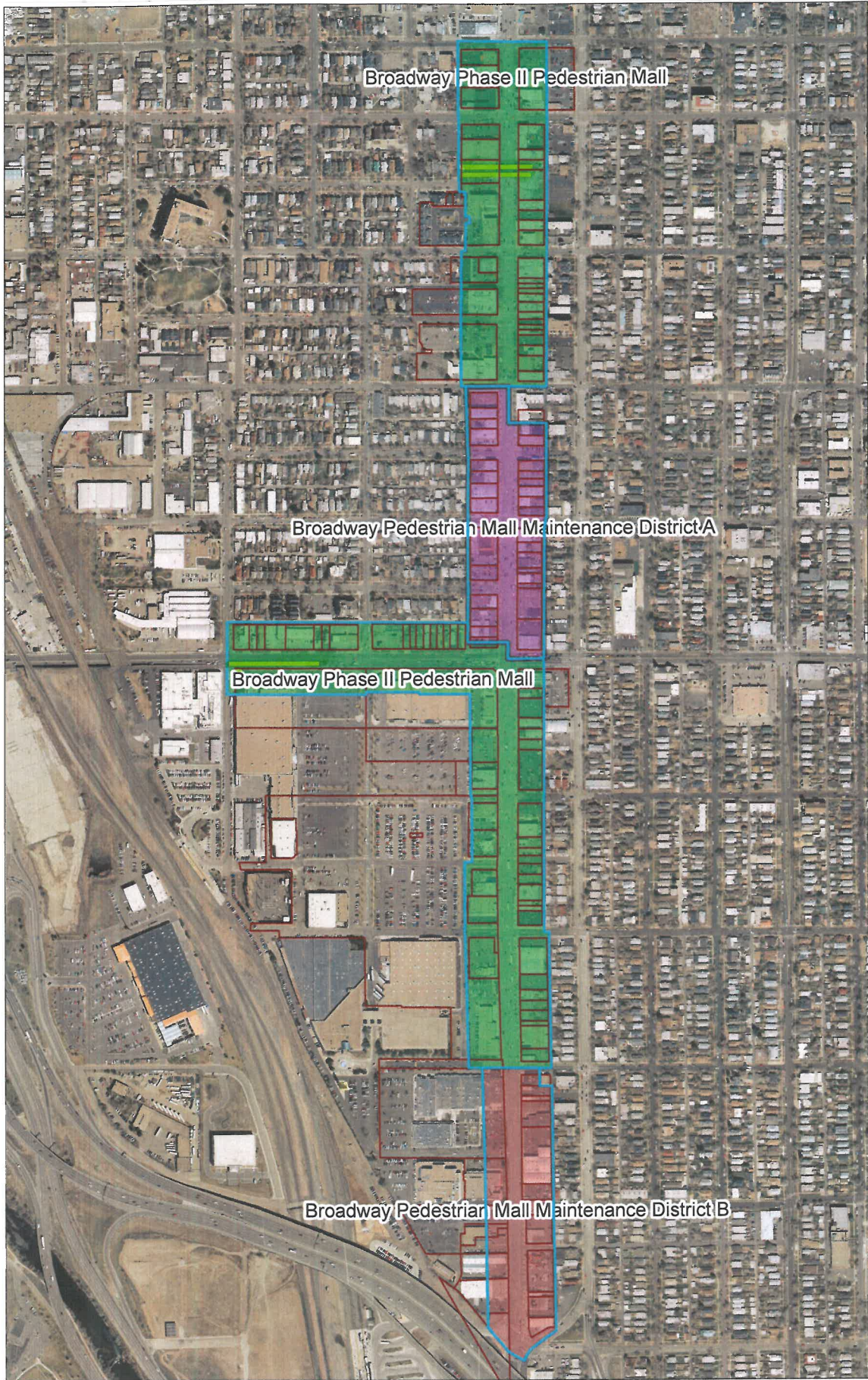


Denver Metro Convention & Visitors Bureau



Vicinity Map





Broadway Local Maintenance Districts

- Broadway Pedestrian Maintenance Mall District A *Broadway Pedestrian Maintenance Mall District A*
- Broadway Pedestrian Maintenance Mall District B
- Broadway Phase II Pedestrian Mall



There are currently 28 Local Maintenance Districts in Denver

The South Broadway Local Maintenance Districts are located in Denver City Council Districts 7 & 9.

It is ultimately the responsibility of the fronting property owner to remove snow from the sidewalks

## Frequently Asked Questions

### Who are the District Board Members and what are their term expirations?

Allen Bemel, 12/31/12	Representing Phase II Broadway
Christy Bright, 12/31/12	Representing Broadway B and Phase II Broadway
Scott Heron, 12/31/12	Representing Broadway A
Dirk McCuistion, 12/31/13	Representing Phase II Broadway
Dot Morris, 12/31/13	Representing Broadway A
Marilyn Kaub, 12/31/13	Representing Broadway A
Dave Valas, 12/31/12	Representing Broadway A
Barry Zadikoff, 12/31/11	Representing Phase II Broadway

Brendan Kelly (as designee of City & County of Denver Manager of Public Works), no expiration.

There are no vacant positions at this time for Broadway A and Phase II Broadway. There are currently three vacant positions on Broadway B.

### What is the 2011 District Budget (all three combined) and how does this compare to the 2010 budget?

The 2011 budget for all three Districts combined is \$384,300. This is a 1% decrease to the budget from 2010, which was \$388,300.

### Is it possible to review the detailed budget for 2011?

Yes. Contact Brendan Kelly at the City's Special District Office, 720.913.4503 (fax, 720.913.4544) or email [Brendan.Kelly@denvergov.org](mailto:Brendan.Kelly@denvergov.org).

### I'd like to attend a Board of Directors meeting. Can I attend these? When and where do these meetings occur?

Yes, you are encouraged to attend. Please contact Brendan Kelly (see above for contact information) to learn if there is an upcoming Board meeting scheduled. Board meetings are typically held within the District.

### I'm interested in serving on the Board. How do I become a Board member?

Applications can be found at:

<http://www.denvergov.org/HomePage/ApplicationForm/tabid/426110/Default.aspx>

Contact Person:

Suzan Moore  
Director of Boards & Commissions  
Office of the Mayor  
720.865.9034 (phone) 720 865-8787 (fax)  
[Suzan.Moore@denvergov.org](mailto:Suzan.Moore@denvergov.org)

### How can I learn more about Local Maintenance Districts?

The City's website contains detailed information on Local Maintenance Districts at:

[http://www.denvergov.org/District\\_Management/LocalMaintenanceDistricts/tabid/384930/Default.aspx](http://www.denvergov.org/District_Management/LocalMaintenanceDistricts/tabid/384930/Default.aspx)



## Denver's Office of Economic Development

The City and County of Denver's Office of Economic Development operates to create a local environment that stimulates balanced growth through job creation, business assistance, housing options and neighborhood redevelopment through its four divisions. Those divisions are:

1. Division of Business Development
2. Division of Small Business Opportunity
3. Division of Housing and Neighborhood Development
4. Division of Workforce Development

For more information on what resources are available to you through the Office of Economic Development, contact:

Bo Martinez  
Denver Office of Economic Development  
201 W. Colfax Ave. Dept. 1011  
Denver, CO 80202  
Phone: 720-913-1717 Fax: 720-913-1802  
Email [bo.martinez@denvergov.org](mailto:bo.martinez@denvergov.org)  
Web [www.milehigh.com](http://www.milehigh.com)

## Denver's Business Assistance Center

Since opening its doors in January 2005, the Denver Business Assistance Center has strengthened Denver's business climate by helping more than 10,000 small businesses. Offered through the Denver Office of Economic Development, the center supports Denver's small businesses in their interactions with local, state, and federal government. The center helps guide businesses through licensing, permitting and regulatory issues, while offering research tools and community resources to help small businesses thrive. Staff assists businesses with start-up information, financial assistance resources, workforce development, training, enterprise zone credits, permitting assistance and more.

The center is located in the Wellington E. Webb Municipal Office Building atrium, 201 W. Colfax Ave. For more information, call 720. 913.1715 or visit <http://www.milehigh.com/business/business-assistance-center>.



Denver Circa 1898



## Who to Contact

There are two types of contacts that are available to property owners in the District, depending on the issue:

### ***District Related Maintenance Issues***

Streetscape features that are located in the sidewalk are generally the responsibility of the District. Examples include making sure that trees are being watered and that trash is being removed. If a property owner sees that there is a deficiency with the maintenance of the streetscape items, they may contact the following District Board member:

Allen Bemel	303.744.6275 or email to <a href="mailto:abemel@msn.com">abemel@msn.com</a>
Christy Bright	303.282.3229 or email to <a href="mailto:christy@denverdesign.com">christy@denverdesign.com</a>
Scott Heron	email to <a href="mailto:scottheron@comcast.net">scottheron@comcast.net</a>
Marilyn Kaub	720.201.6681 or email to <a href="mailto:missm1953@aol.com">missm1953@aol.com</a>
Dirk McCuiston	303.777.7874 or email to <a href="mailto:dirk@massagespecialists.com">dirk@massagespecialists.com</a>
Dot Morris	303.424.1430 or email to <a href="mailto:dot@dotsays.com">dot@dotsays.com</a>
Dave Valas	303.947.6804 or email to <a href="mailto:dvalas@comcast.net">dvalas@comcast.net</a>
Barry Zadikoff	303.722.8489 or email to <a href="mailto:zadfam4@yahoo.com">zadfam4@yahoo.com</a>

### ***All Other City Related Issues (Non-Emergency Only)***

The City has created a **3-1-1** service designed to provide one number to call for all of your City and County of Denver **non-emergency** questions, problems and concerns. This service can be contacted by dialing **3-1-1** or can be accessed over the internet at:

[https://denver.311colorado.com/psp/311PROD/CUSTOMER/CUST/h/?tab=PAPP\\_GUEST](https://denver.311colorado.com/psp/311PROD/CUSTOMER/CUST/h/?tab=PAPP_GUEST)

Typical issues that can be reported to **3-1-1** include:

- Graffiti
- Potholes
- Broken or damaged curb
- Accidents or vandalism resulting in damaged or destroyed streetscape features
- Noise complaints
- Street lights that are not working. Street lights are those lights that are generally 35 to 40 feet high. The smaller pedestrian lights that are approximately 11 feet high are usually maintained by the District.
- Most other non-District related maintenance issues

**\*\*\* In a life-threatening emergency, dial 911 \*\*\***

**City and  
County of  
Denver  
Special  
Districts  
Office**

Brendan Kelly  
City & County of Denver  
Department of Public Works  
Special Districts Office  
201 W. Colfax Ave., Dept. 509  
Denver, CO 80202

Phone: 720.913.4503

Fax: 720.913.4544

E-mail: [Brendan.Kelly@denvergov.org](mailto:Brendan.Kelly@denvergov.org)



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