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**Public Works Committee  
Meeting Summary**

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**July 21, 2009**                      **1:30 p.m.**                      **Conference Room 391**

**Members Present:**              **Johnson, Lehmann, López, Nevitt**  
**Members Absent:**              **None**  
**Other Council:**                  **Montero**

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**Agenda:**                          Dave Moore Park Metro District formation  
   Denver Legacy General Improvement District formation

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**1.     **Dave Moore Park Metro & Denver Legacy General Improvement districts****

Committee Action

The Committee approved filing bills approving: 1) the service plan for the proposed Dave Moore Park Metro District; and 2) organization of the Denver Legacy General Improvement District. The districts are proposed by Urban Market Partners and others in the vicinity of Blake and 24<sup>th</sup> Street in Council District 9. Council will hold public hearings on these items on August 10.

Summary of Discussion

Brendan Kelly, Public Works; Jen Wellborn, Assistant City Attorney; Lupe Gutierrez-Vasquez, Treasury; Mary Ann McGeady, McGeady Sisneros; and Amy Harmon, property owner and Urban Market Partners representative; described the proposed districts and the larger vision for an area of the Ballpark Neighborhood.

The two districts are distinct but closely related, with the metro district managing the general improvement district. An intergovernmental agreement between the two will clearly define the powers, duties and responsibilities of each.

**Dave Moore Park Metropolitan District**

City Council is being asked to approve the service plan, which describes the services the district intends to provide. Formation of the district was initiated by a petition signed by either 30% or 200 owners of taxable real or personal property within the district, whichever is less. District Court must finally approve the petitions and the formation of the district. If approved by Council, an election will be held this November for the board of directors and creation of the district, in which only property owners within the district could cast votes. Because the district may incur debt, this is considered a TABOR election and must be held in an odd-numbered year.

The district is governed by a five-member board of directors, each of whom must have been a resident of the district for 30 days or must own, or have a spouse who owns, taxable real or personal property in the district. The board is responsible for the administration of the district, annual budgeting and levying of taxes, rates, and charges sufficient to pay operating costs and debt service of the district. A metro district board may issue bonds and incur indebtedness.

Technically, MDs are allowed to levy up to 30 mils. However, the service plan proposed by this organization states that the MD will assess no mils. The MD will instead use revenue generated by the mil levy of the GID to issue debt and run the operations.

Several metropolitan districts have been created within Denver, including Gateway Regional; GVR; High Point at DIA; and Stapleton Business Center. Recently, metropolitan districts were created to facilitate redevelopment of Denver Union Station.

The proposed metro district encompasses approximately 450 square feet of property owned by Amy Harmon, the driving force behind the district. The district will be the managing entity responsible for the improvements made within the proposed general improvement district.

### **Denver Legacy General Improvement District (GID)**

Council is being asked to approve organization of the proposed GID, which encompasses approximately 14 acres. Approval is sought to levy up to 30 mils without further City approval.

Formation of the GID was initiated by a petition signed by either 30% or 200 owners of taxable real or personal property within the district, whichever is less. There are 76 property owners within the proposed GID. City Council would be the board of directors, and as such, it annually approves a budget and work plan; certifies the mill levy required; and levies the district's taxes. A GID may assess taxes and charge rates, tolls and charges for services or facilities, and may issue general obligation and revenue bonds. Any debt in excess of \$5,000 must be approved by the electors within the district. Additional GIDs encompassing other land and to be managed by the Dave Moore Park Metro District potentially could be formed.

The Gateway Village GID is currently the only GID in Denver.

Proposed improvements to be designed, constructed, installed and maintained include those related to streets, sanitation and stormwater drainage, parks and recreation, transportation & transit. All improvements would be maintained by the GID. While the GID could assess up to 30 mils, the initial assessment will be 23 mils for debt service and 3 mils for operations and maintenance. Each could be increased by 5 mils with approval of the managers of Finance and of Public Works.

### **The Plan**

Amy Harmon, a Denver property owner and developer, has been working on this concept, building on the diversity and creativity of the Ballpark neighborhood. Plans grew from a design study she commissioned for her property in the area. She decided to expand the scope of the study and bring in several people and organizations, including property owners; Ballpark Neighborhood Association; Dave Moore Park Advisory Board; Legacy Park Community Fund; Brownstein Hyatt, EDAW; MOS Architects; Hensel Phelps; Denver's Public Works, Community Planning & Development, and Parks & Recreation departments and Office of Cultural Affairs. The effort has forged an informal public-private partnership.

While approval is being sought for financing two phases, Phase I could be a stand-alone project. It is a \$4.7 million conversion of 24<sup>th</sup> Street from Larimer to west of Blake to a landscaped plaza leading into the area of Phase II, between Blake and Wazee. If Phase I is successful, Phase II could potentially be a \$100 million, 23-acre deck park constructed over Colorado Rockies parking lots, extending between Broadway and 22<sup>nd</sup> Street. The design ideas were inspired by Chicago's Millennium Park and Highline Park in New York City, among others.

Councilwoman Montero said this plan is supported by the Northeast Downtown Plan. This plan provides some predictability about future development to property owners, giving them confidence to make investments in their properties.