

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Date of Request: July 22, 2019

Please mark one:  Bill Request or  Resolution Request

## 1. Type of Request:

- Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment  
 Dedication/Vacation  Appropriation/Supplemental  DRMC Change  
 Other: Approval of six new service plans for metropolitan districts

2. Title: An ordinance to approve six (6) separate Service Plans for the formation and establishment of six (6) Title 32 districts: Loretto Heights Metropolitan District No. 1, Loretto Heights Metropolitan District No. 2, Loretto Heights Metropolitan District No. 3, Loretto Heights Metropolitan District No. 4, Loretto Heights Metropolitan District No. 5 and Loretto Heights Programming Metropolitan District

3. Requesting Agency: Finance

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Andrew Johnston - Finance	Name: Andrew Johnston - Finance
Email: andrew.johnston@denvergov.org	Email: andrew.johnston@denvergov.org

## 5. General description or background of proposed request. Attach executive summary if more space needed:

The districts will provide for construction, financing, operation, maintenance, and coordination of Public Improvements necessary to repurpose the former Loretto Heights campus. The site is intended to support residential, commercial, office, retail, and community uses.

It is anticipated that District No. 1 will act as the "Coordinating District," organized to coordinate and manage the financing, acquisition, construction, completion, operation, and maintenance of all public infrastructure throughout the project. It is anticipated that District Nos. 2 – 5 will be organized as the "Taxing Districts" in order to generate revenue to pay costs of public infrastructure including potential community structures with benefits extending to the neighborhood and region. It is also anticipated that the Programming District will specifically assist, where appropriate, in the contribution of financing, construction, operation, and maintenance of infrastructure and services related to community structures, public parks, recreation and recreation programming throughout the community.

## 6. City Attorney assigned to this request (if applicable):

JoAnn Weinstein and Bradley Neiman

## 7. City Council District:

District 2: Kevin Flynn

## 8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

{00719232.DOCX v:2 }

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: BR19 0745

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

The purpose of the ordinance is to approve six Service Plans after a public hearing at City Council for each of the metropolitan districts located on the site of the former Loretto Heights campus.

The six districts are being organized with the following purposes:

Loretto Heights Metropolitan District No. 1 = Coordinating District

Loretto Heights Metropolitan District Nos 2-5 = Taxing Districts

Loretto Heights Programming Metropolitan District = Parks and Recreation Management and Programming District

State law requires a public hearing on the Service Plans at City Council which is scheduled for August 26<sup>th</sup>. A presentation in Finance and Governance Committee is scheduled on July 30<sup>th</sup>.

### Schedule of Legislative Actions

Date	Activity
Monday, July 8 <sup>th</sup>	Finance to submit <b>resolution</b> request to set public hearing
Tuesday, July 16 <sup>th</sup>	<b>Resolution</b> at Finance Committee proposed consent
Monday, July 22 <sup>nd</sup>	Finance to submit <b>ordinance</b> request to approve service plan
Tuesday, July 23 <sup>rd</sup>	<b>Resolution</b> at Mayor/Council
Thursday, July 25 <sup>th</sup>	<b>Resolution</b> filing deadline for CAO
Monday, July 29 <sup>th</sup>	<b>Resolution</b> at City Council (sets public hearing on August 26 <sup>th</sup> :CRS Req 20 days)
Tuesday, July 30 <sup>th</sup>	<b>Ordinance presentation in Finance Committee</b>
Tuesday, August 6 <sup>th</sup>	<b>Ordinance</b> at Mayor Council
<b>NO ACTION</b>	<b>CAO TO DELAY FILING ORDINANCE 1 WEEK</b>
Thursday, August 15 <sup>th</sup>	<b>Ordinance</b> filing deadline for CAO
Monday, August 19 <sup>th</sup>	<b>Ordinance</b> at City Council for first reading
Monday, August 26 <sup>th</sup>	<b>Ordinance at City Council for public hearing and second reading</b>
Friday, August 30 <sup>th</sup>	<b>Ordinance</b> effective

### Project Outreach History and District Description

City staff, community members and the developer team have been engaged since October 2018 on establishing a small area plan for the Loretto Heights site. The developer team has engaged the registered neighborhood organizations since July 2018 when they took ownership of the property. The outreach has included months of neighborhood outreach and public steering committees. The community-based planning process has identified a need for public infrastructure to support the contemplated development including the potential for repurposing community structures such as the administration building, theater, library, indoor pool, and Pancratia Hall. The development team is responding with a request for a multi-metropolitan district structure.

The request is specifically for six metropolitan districts. Five districts will coordinate the provision and financing of the necessary public infrastructure and one district will be an opportunity to support the operations, maintenance and recreational programming of the community structures and public spaces.

*(continued on next page)*

**Loretto Heights Metropolitan District No. 1**

The “Coordinating District” responsible for coordinating and managing the financing, construction, installation, operations and maintenance of Public Improvements throughout the community.

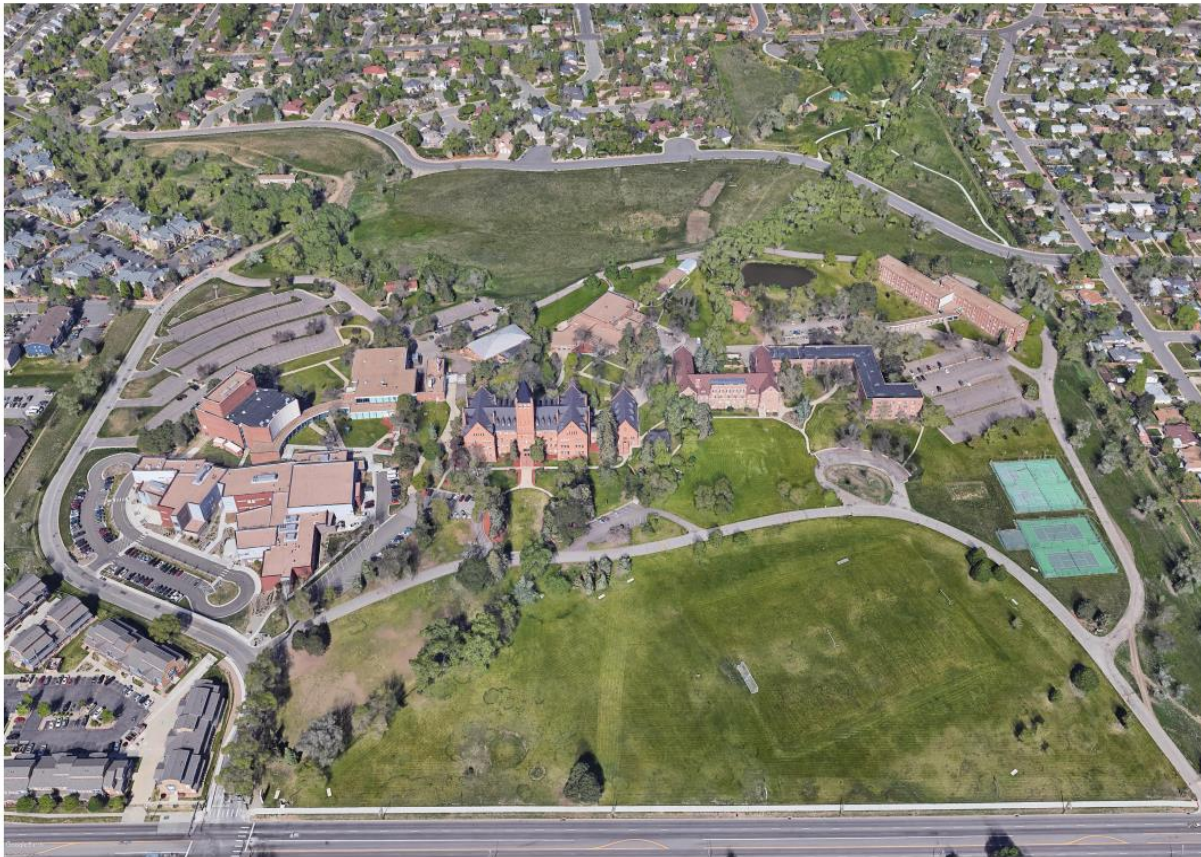
**Loretto Heights Metropolitan District Nos. 2 - 5**

The “Taxing Districts” will have the primary purpose of generating revenues necessary to support the financing and construction of the Public Improvements. Initially all four districts will have a small amount of land in their boundaries. As development progresses and infrastructure costs are incurred, the Coordinating District will issue debt to pay for the infrastructure costs. The debt will be repaid over time by tax revenues pledged via agreement from the Taxing Districts. Eventually all land in the development site will be included in a taxing district allowing the cost of infrastructure to be paid over time through property taxes.

**Loretto Heights Programming Metropolitan District**

The sixth district is a support district which will ultimately overlay the entirety of the development site and be responsible for providing services and programming relative to the public community spaces and infrastructure – the Grand Lawn, Plaza, Recreation Center, Parks and, to the extent it is retained for operation, the Theater.

VIEW LOOKING EAST



LORETTO HEIGHTS | DENVER, COLORADO

LAKE | FLATO

{00719232.DOCX v:2 }

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: BR19 0745

Date Entered: \_\_\_\_\_