

COLLABORATIVE REAL ESTATE DEVELOPMENT:

**Creating Consensus Among Stakeholders
to Build Places That Last**

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Presenters:

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Title 32 Metropolitan Districts

- Quasi- municipal corporations and political subdivisions of the state
- Independent governmental entities subject to most of the same statutes that govern other local governments
 - Open Meetings Law
 - Open Records Act

Overview of Generally What Districts Are Organized to Do:

- Finance Construction of Public Improvements (Water, Sewer, Street, Parks, Transportation, etc.)
- Operate and Maintain Public Improvements
- Enforce covenants (in place of or together with an HOA)
- Help one developer (sometimes a few) to meet development objectives

What the Community Coordinating District No. 1 Was Organized to Do:

- Establish a platform for communication among stakeholders to develop objectives that are shared that can be implemented through identified resources.
- Maintain and facilitate the communication through a local government that is accessible, transparent and accountable which allows for a broader network of participation.
- Has no power to tax and no power to issue debt.

- CCMD No. 1 has public meetings, public records, public financial statements, etc.
- CCMD No. 1 provides for continuity for the stakeholder conversations as leadership changes at the Neighborhood Associations, the City and the Service Providers in the stakeholder groups.

Who Serves on the CCMD No. 1 Board

- Amy Harmon – Property Owner
 - Eric Crotty – Architect/ District Volunteer
 - Jorgen Jensen– Realtor / District Volunteer
 - Currently vacant – Service Provider
 - Currently vacant – Property Owner/ Service Provider
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- Ex-Office Board Members
 - Gordan Roberts
 - Bennie Milliner
 - Karen Good

Access to the stakeholders to the City staff at the CCMD No. 1 Board meetings and Community Meetings

- Who attends CCMD No. 1 Meetings
 - Board Meetings
 - Community Workshops

Access to the City to the many different stakeholders through CCMD No. 1 Board Meetings and Community Meetings

List of Stakeholders

- City of Denver
- Council District #9
Councilwoman: Judy Montero
- Council District #8
Councilman: Albus Brooks
- Dept. of Community Planning
and Development
- Arts & Venues Denver
- Department of Health and
Human Services
- Department of Parks and
Recreation
- Denver Police Department
- Department of Public Works
- Denver's Road Home
- Ballpark Neighborhood
Association
- City Parks Alliance
- Curtis Park Neighbors
- Denver Biennial of the
Americas
- Denver Rescue Mission
- Redline Gallery
- St. Francis Center
- Engage 8
- Wonderbound
- Five Points Business
Improvement District
- Denver Shared Spaces

Attendees:

- Ballpark Neighborhood Association
- Curtis Park Neighborhood Association
- City Park Alliance
- Denver Biennial of the Americas
- Police Foundation
- Redline
- Denver Police/ District 6
- Denver Rescue Mission
- Denver Street Outreach Collaborative
- Chase Park Grants
- Ballet Nouveau
- City Attorney
- Denver Police Homeless Outreach
- University of Denver Institute of Ethics
- St. Francis Center

Denver Parks and Recreation

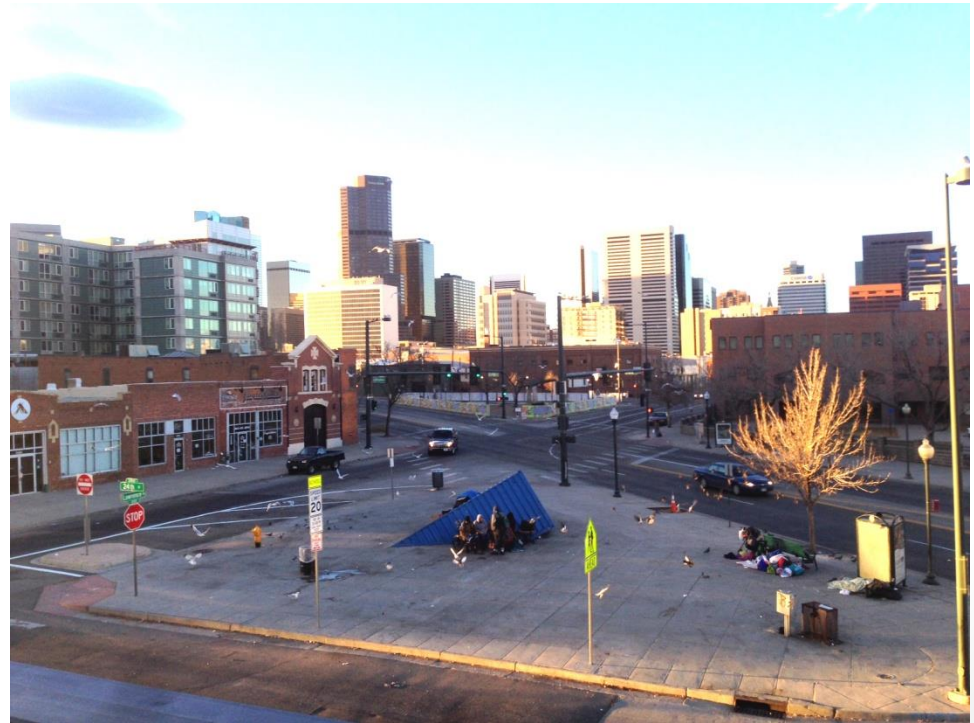
CCMD No. 1

- Need for additional parks, open space, programming.
- Safety needs of residents and community were escalating.
- Perpetual community conversations resulted in recommendation that was not implementable.

Triangle Park – Before



Little Boxcar Park - Before



Safety statistics in area

Crime within a 1,000 feet of Triangle Park
Comparing the Period Before Renovation (Oct 2012 – Mar 2013)
to After Renovation (Oct 2014 – Mar 2015)

Type of Crime	Before Renovation	After Renovation	Change	% Change
Sex Offense -Forcible	0	2	2	na
Robbery	15	4	-11	-73.3%
Aggravated Assault	10	9	-1	-10.0%
Violent Crime Total	25	15	-10	-40.0%
Burglary	6	7	1	16.7%
Larceny	22	26	4	18.2%
Theft from Motor Vehicle	46	17	-29	-63.0%
Auto Theft	13	13	0	0.0%
Property Crime Total	87	63	-24	-27.6%
Grand Total	112	78	-34	-30.4%

The benefits of working with CCMD

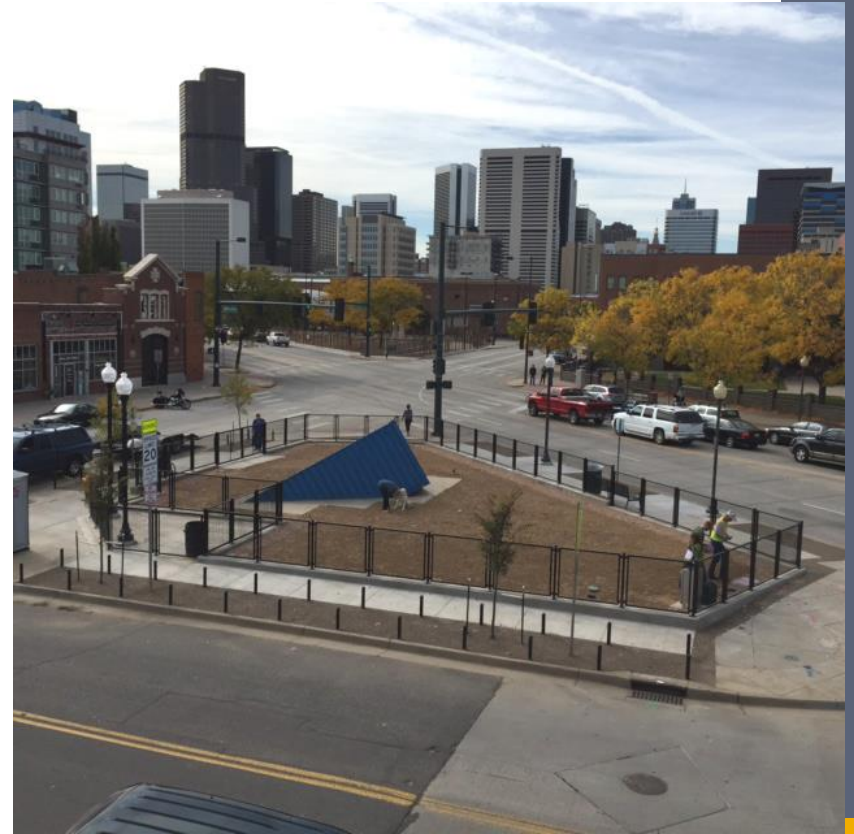
No. 1.

- CCMD No. 1 Supports the but doesn't drive the conversation.
- Stakeholder Meetings on Triangle Park identify the need to begin improvements.
- The Triangle Park scope defined and implemented

Project implementation

- **The Triangle Park scope and implementation**
- **Little Boxcar scope and implementation**
- **Unique solutions**
- **Urban settings**
- **Integrated into community**

Little Boxcar Park - After



Triangle Park - After



Building on the experience of the Triangle Park Project

Welton Glenarm Place



Exploring in Stakeholder meetings the benefits of street vacation, parcel assemblage, support of non-profits, affordable housing, care units, establishment of trails and public spaces, including programming spaces to connect the proposed redevelopment with the surrounding neighborhood.



Blooming Terrace #2 Parcel



Blooming Terrace #2 Option Parcels



St. Andrew's Parcel



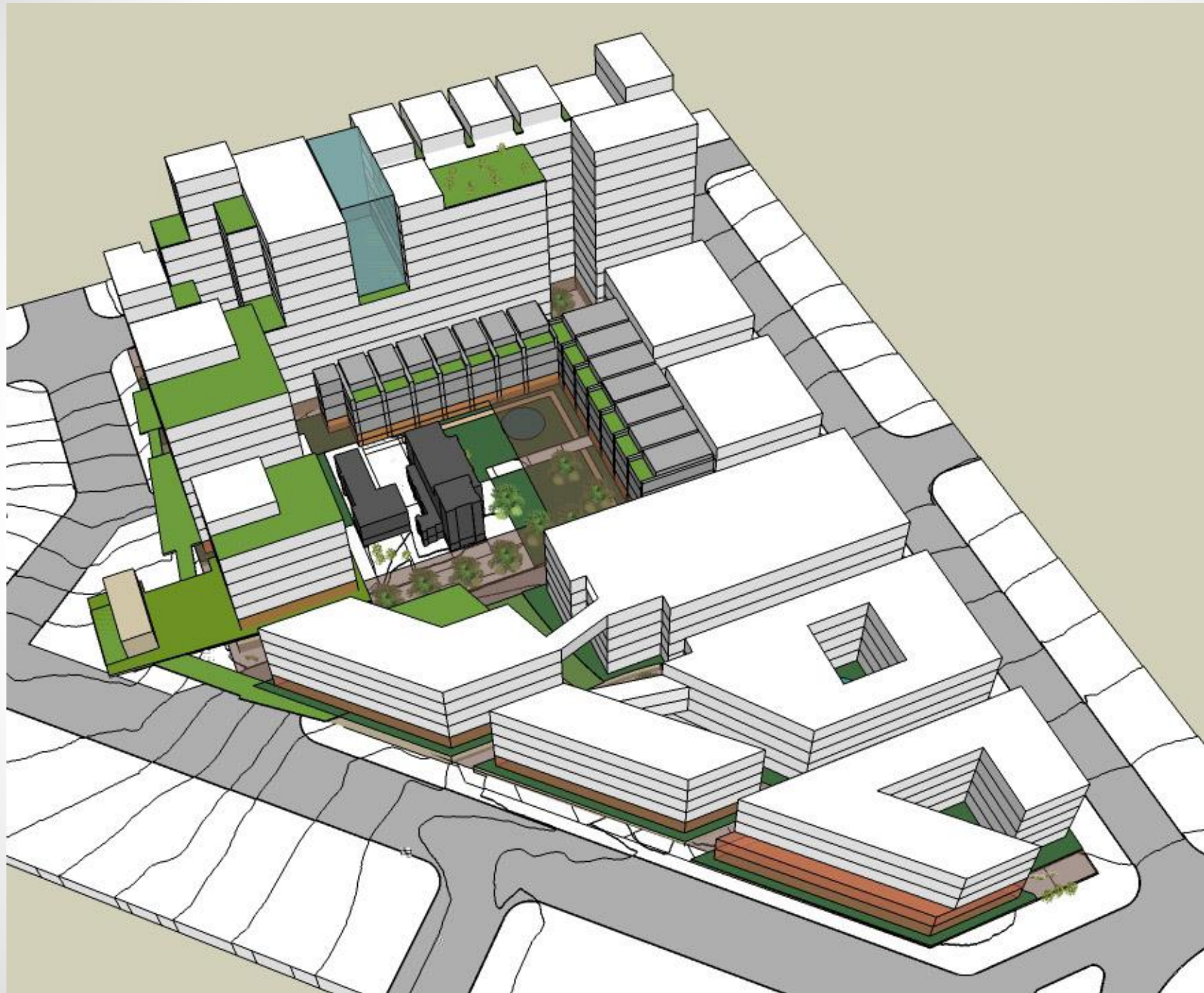
Caledonian Development Parcels



Hanson Parcel

Proposed Project Concepts

- Public Parking Garage
- Retain Church in the middle of the Development
- Integrate trails and park spaces
- Support for Non-Profit Users
- Support for Workplace housing
- Programming of Public Spaces



Financing of Public Improvements- Revenues

- Additional property tax levy imposed by new metropolitan district.
- Additional “sales tax” imposed as Public Improvement Fee (“PIF”) by covenant on the property.
- Property tax increment collected through Urban Renewal Authority.
- Sales tax increment shared by a City through Urban Renewal Authority or other method.
- Other Revenues: Lodging tax/PIF, parking revenues, use tax, fees, etc.

Financing of Public Improvements- Debt Structure

- Timing of Issuance relative to credit quality of pledged revenues
- Risk allocation among stakeholders
 - developer
 - Bondholder
 - municipality
- Debt Features
 - Interest Rate
 - Projected Debt Service Coverage Ratio
 - Debt Service Reserves
 - Amortization