

Consolidated Service Plan for One Place Metropolitan Districts 1, 2, and 3

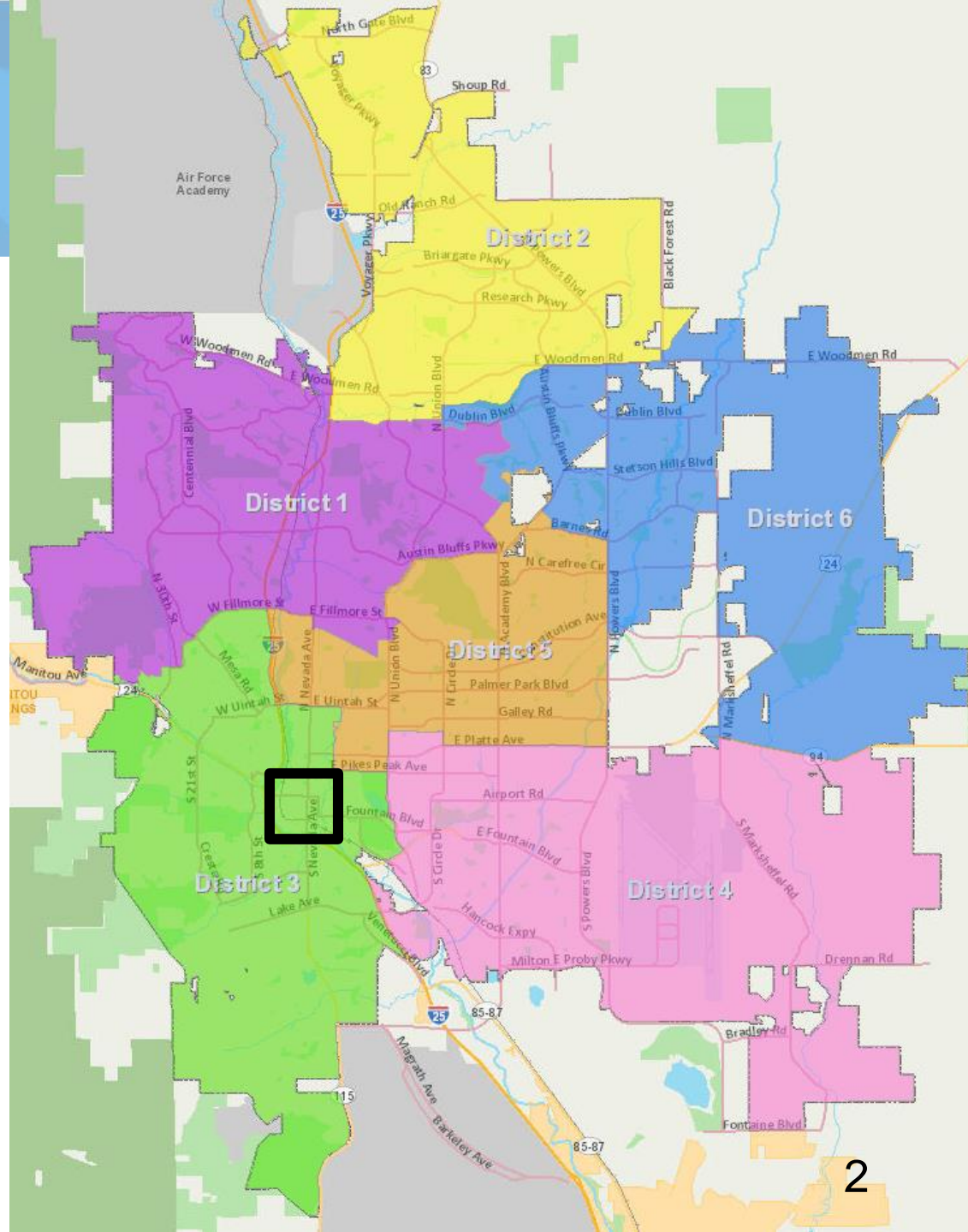
Council Work Session
December 13, 2021

Carl Schueler, AICP, Comprehensive Planning Manager
William P. Ankele, Jr., Esq., Counsel for Districts
Patrick Stephens, Petitioner



Vicinity Map

- Council District 3
- Southwest corner of Vermijo and Cascade Avenue
- East of Olympic and Paralympic Museum



Summary



- Establishing three metropolitan districts through a consolidated service plan
 - Metro District 1 for administration
 - Metro District 2 is intended for the residential portion
 - Metro District 3 is intended for the commercial portion
- 1.85 acres in size
- No other properties outline for future inclusion



Summary



- Metro Districts would finance public improvements and maintenance
 - Commercial district: combined mill levy cap of 60.0 mills (“Gallagher” adjusted)
 - Residential district: combined mill levy cap of 40.0 mills (“Gallagher” adjusted)
- No expected exceptions from Special District Policy or model plans

Improvement Costs, Operations, Maintenance & Authorized Debt



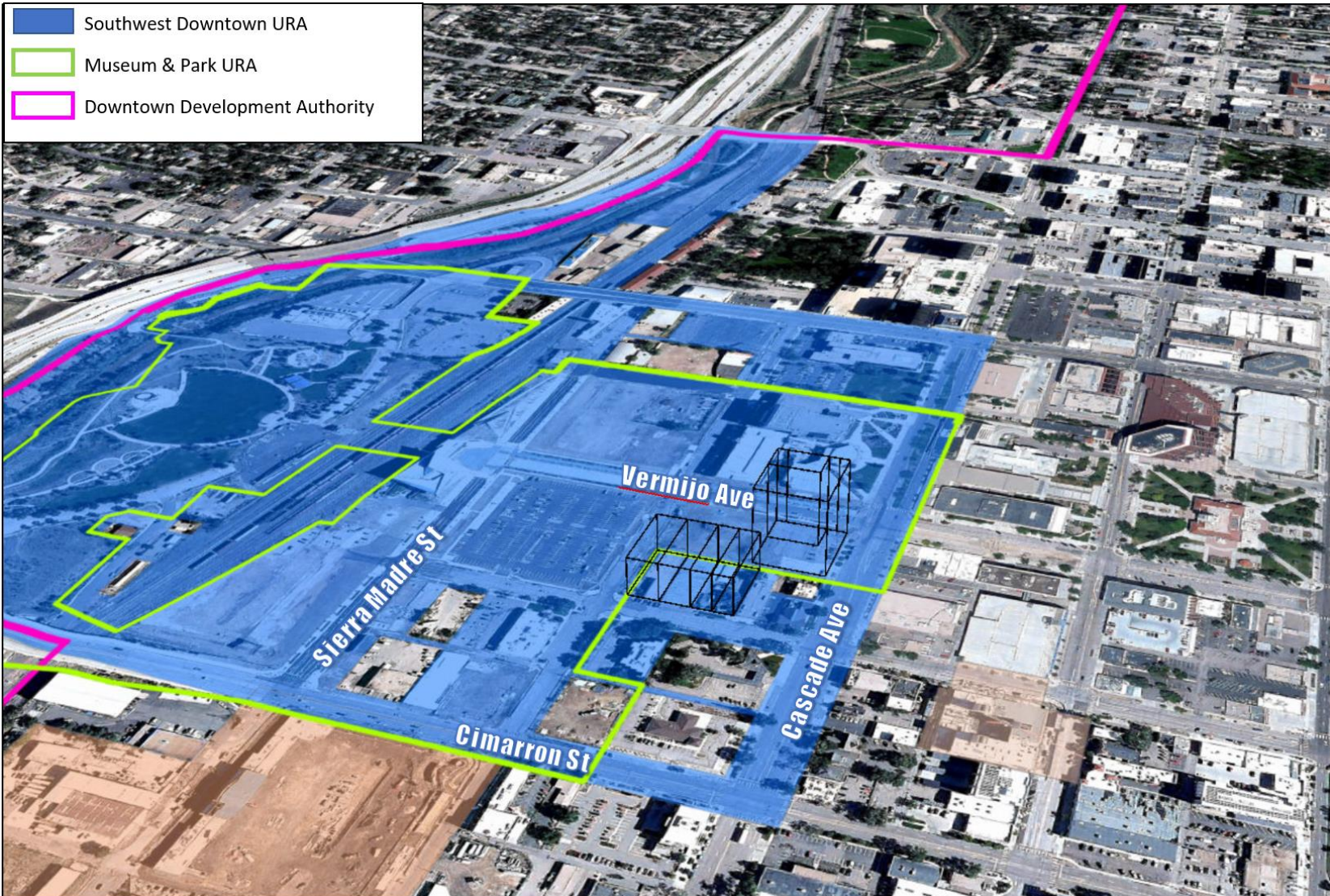
- Public improvements are estimated to cost \$35,019,775
 - Streets, sidewalks, drainage, utilities, parking structure
- Operations and maintenance outlined in Exhibit D
 - Landscaping, streetscaping, stormwater, recreational, parking facilities
 - Covenant enforcement
- Proposed maximum authorized debt of \$47,000,000
 - Future debt authorization subject to obtaining an approved development plan from City Planning Dept

Other Districts & Authorities

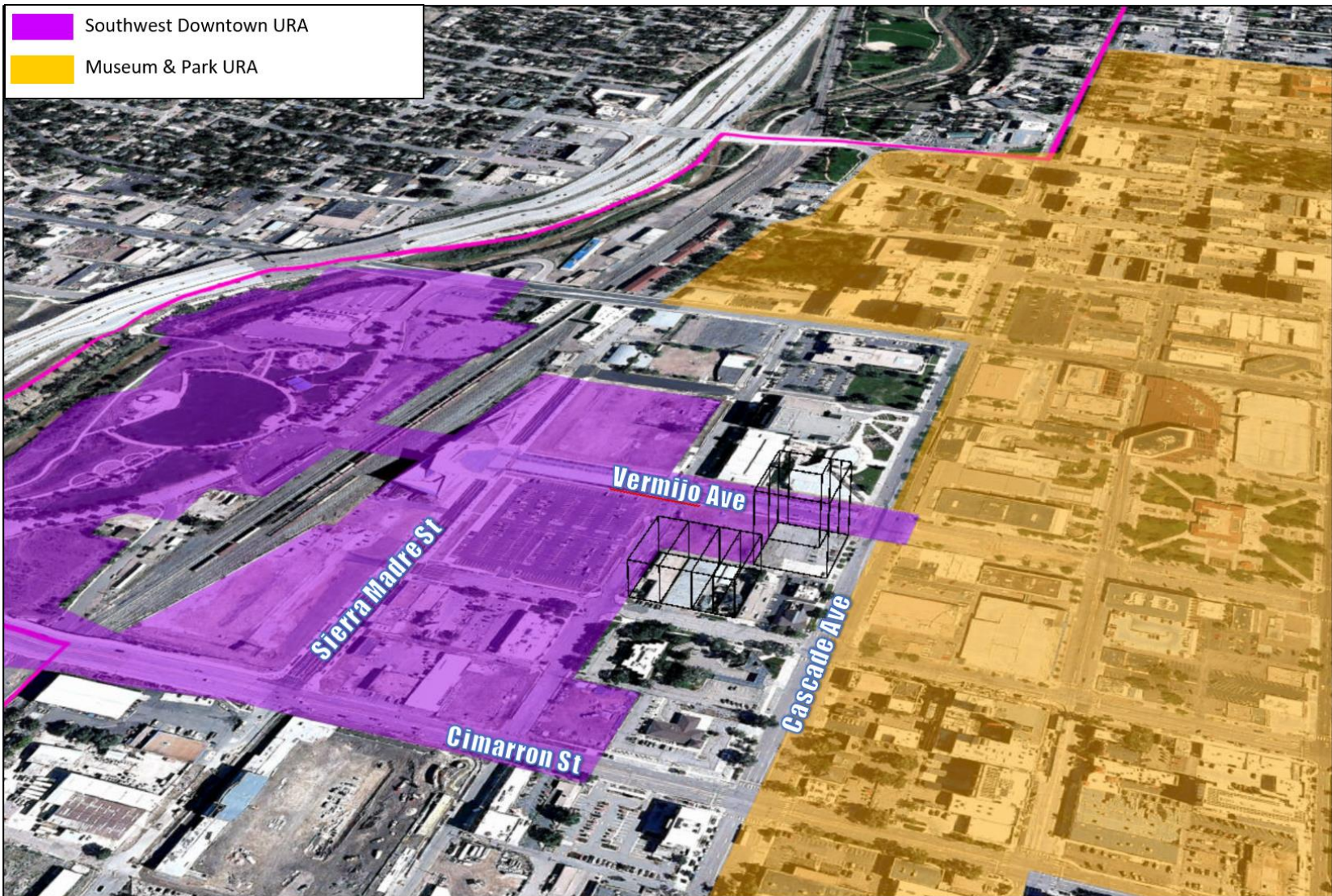


- Southwest Downtown URA
- Museum and Park URA
 - applies only to the commercial district
- The Downtown Development Authority
- Park Union BID, Park Union Metro Districts 1 and 2, Downtown BID do not cover subject properties, but are immediately adjacent

Other Authorities



Other Districts



Budget Committee



- Item discussed on November 23, 2021
 - Overview of overall southwest downtown context
 - Parking stall counts and public access
 - Impact on public services compared to the fiscal benefit of the development
 - To be considered with the future cooperation agreement and accompanying fiscal impact analysis
 - Discussed the three-district structure and purpose of an administrative district
 - Discussion of removing the residential portion of the project from the Southwest Downtown URA in favor of creating a new URA for that site

Next Steps and Questions?



January 11, 2022 hearing

- Consent?