

Service Plan for Greenways Metropolitan Districts

City Council Work Session
July 13, 2020

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Russ Dykstra, Esq. : representing the petitioner
Doug Stimple, Petitioner



Summary



- New metropolitan districts to serve and provide financing for approved but not-yet-developed Greenways project
 - 172 total acres in districts
 - About 800-1,000 dwelling units
- Consolidated service plan
 - District 1- Commercial
 - District 2- Residential
 - District 3- Residential
- No variances from Special District Policy
- \$31M combined maximum debt authorization
 - \$24M for Districts 1 and 3
 - \$7M for District 2
- \$27.1M in identified costs

Summary- Continued



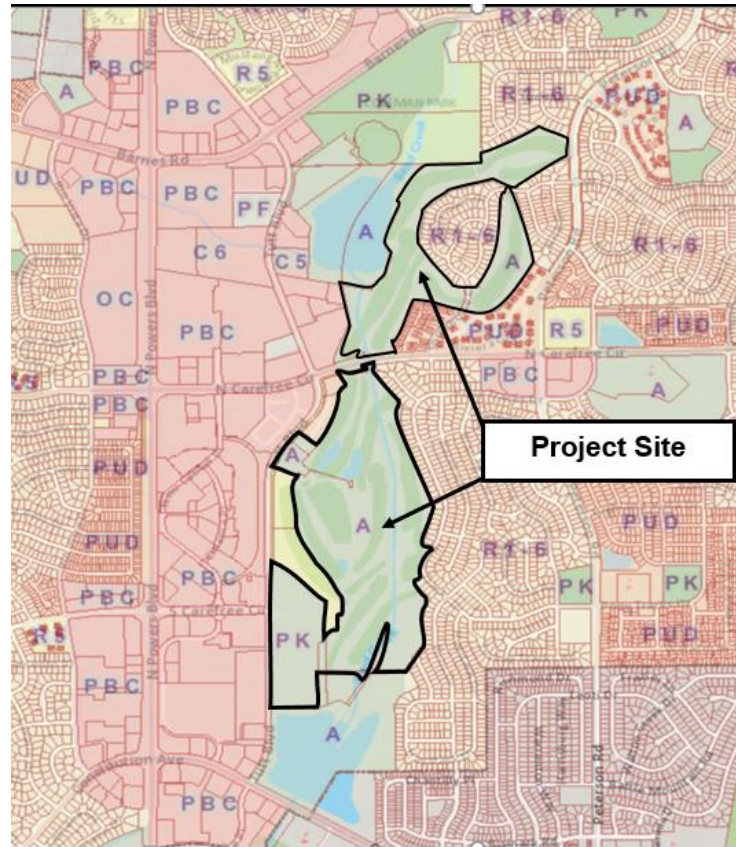
- Districts could own and maintain up to 48-50 acres
 - Including community park and detention ponds
- Costs to be financed:
 - Roads, roundabouts, medians, water, sewer, detention, park, trails
- Authorized operations and maintenance functions include:
 - Parks and community centers
 - Streetscapes, monumentation public arts etc.
 - Covenant enforcement
 - But not full HOA function

Property Context and Development Plan



Greenways at Sand Creek

November 2019
Conceptual Lot Layout &
Product Key with
Surrounding Zone Districts

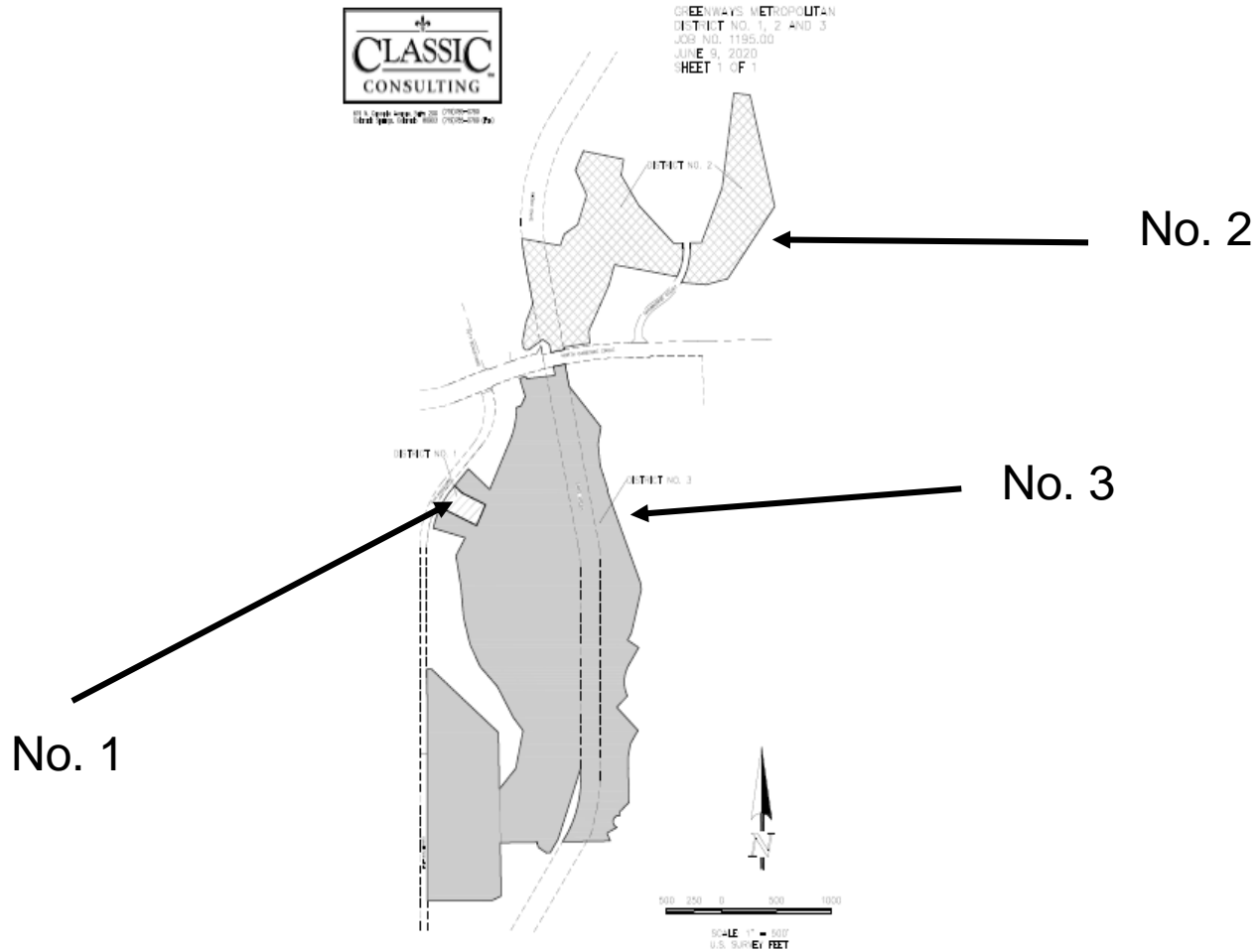


Prior to April, 2020 rezoning

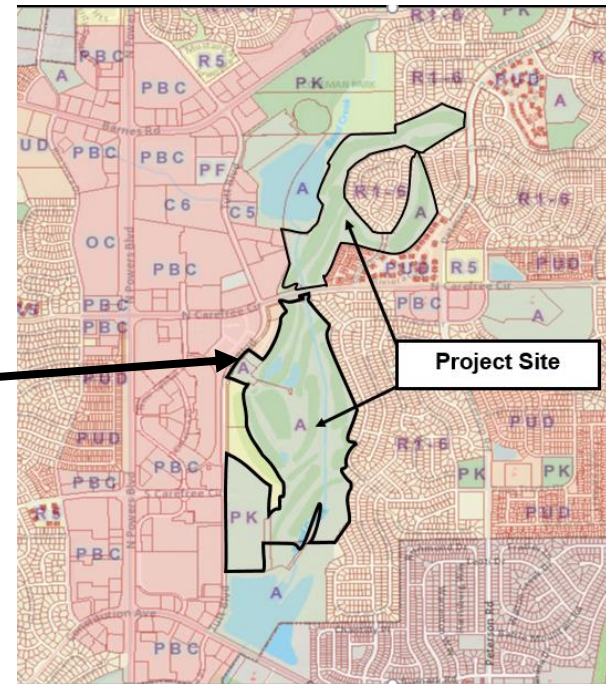
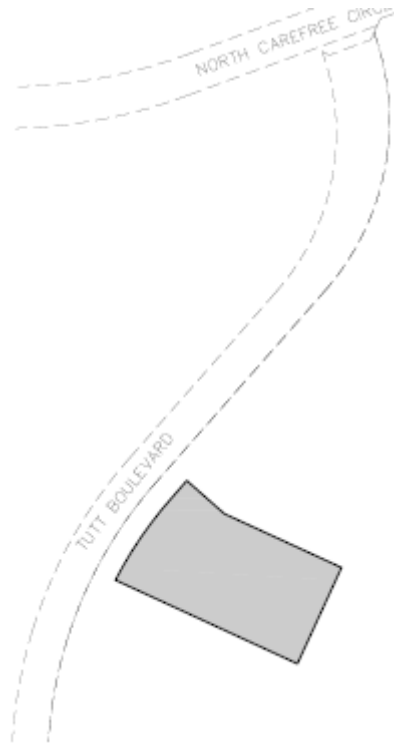
District Maps



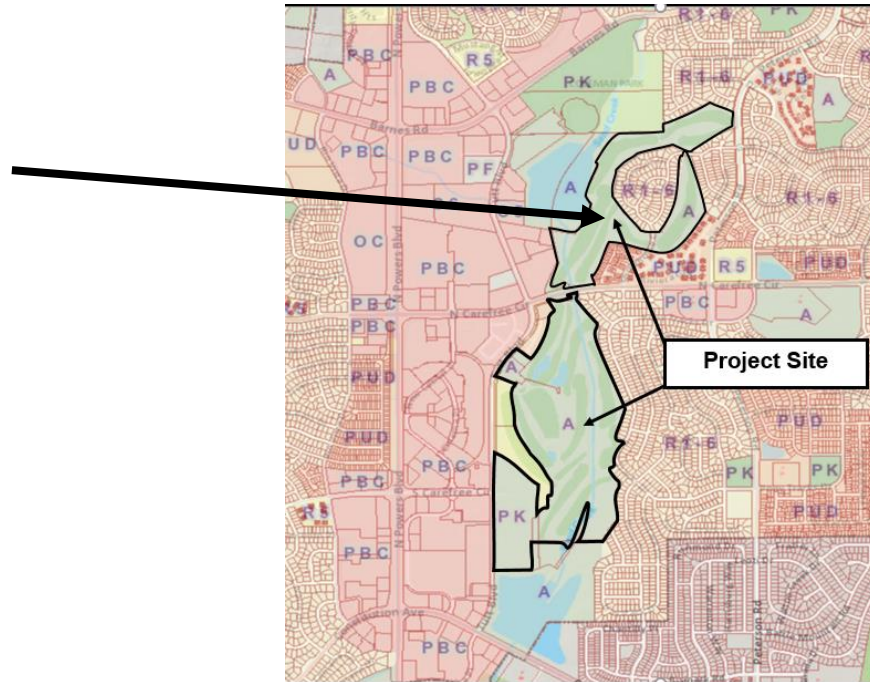
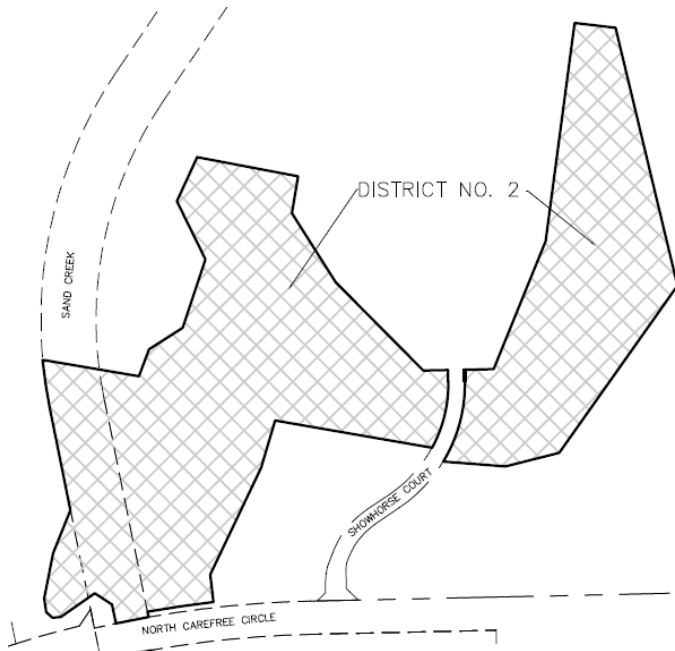
GREENWAYS METROPOLITAN
DISTRICT NO. 1, 2 AND 3
JOB NO. 1195.00
JUNE 9, 2020
SHEET 1 OF 1



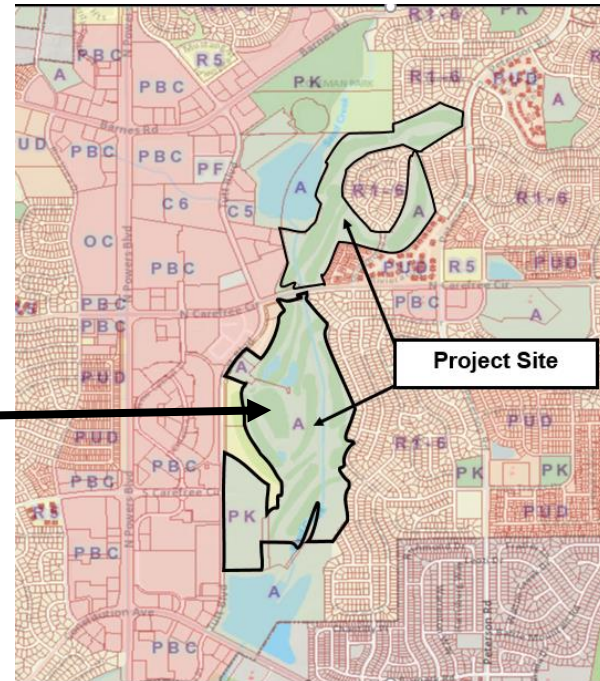
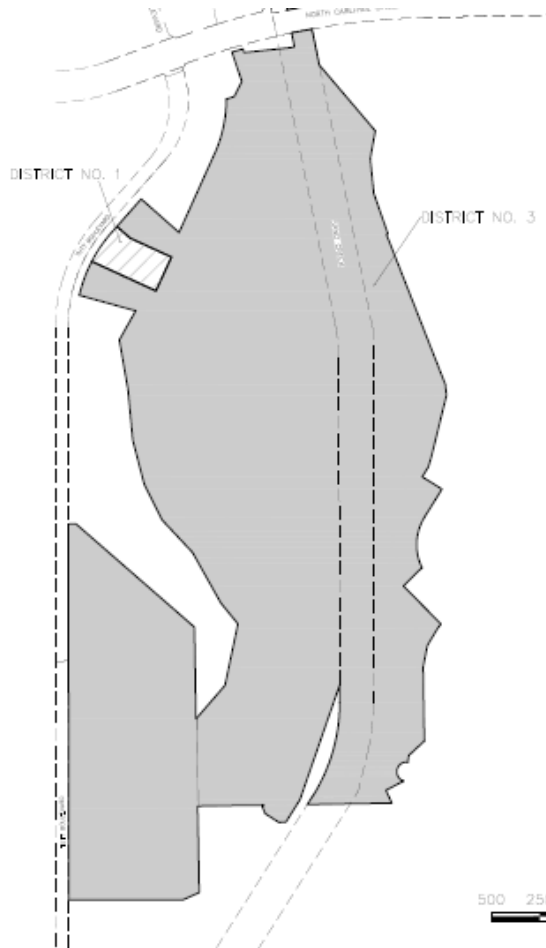
District Maps- District 1



District Maps- District 2



District Maps- District 3



Budget Committee



- June 23, 2020
- Requested additional justification for two residential districts
- Requested District-specific maximum debt authorizations based disaggregated costs

Supporting Materials



- Staff memo
- Draft resolution
- Transmittal letter
- Supplemental transmittal letter
- Clean and redline service plans
- Cost summary
- Maps

Next Steps



- July 28, 2020 Hearing