

ASH PARK AND RECREATION DISTRICT

**WHITE BEAR ANKELE TANAKA &
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**RICHMARK REAL ESTATE
PARTNERS**



Proposed Ash Park and Recreation District

Title 32 Special Districts

- **Examples of Special Districts**
 - Fire Districts
 - Sanitation Districts
 - Water Districts
 - Park and Recreation Districts
 - Metropolitan Districts
- **Metropolitan District** provides two or more the the following services:
 - Fire protection
 - Mosquito control
 - Parks and recreation
 - Safety protection
 - Sanitation
 - Solid waste disposal or collection
 - Street improvements
 - Television relay and translation
 - Transportation
 - Water

Park and Recreation District: is a special district which provides park and recreation facilities or programs within said district.



Why a Park and Recreation District?

- Intended to create a regional amenity for the City and its residents.
- Designed to limit the type of development in the project
- Allows access to revenues not otherwise available to metropolitan districts



Governing Law & Policies

- Title 32 of the Colorado Revised Statutes (the Special District Act)
- Extensive Discussions with City Staff
- In substantial compliance with the City's model service plan for metropolitan districts and City Code



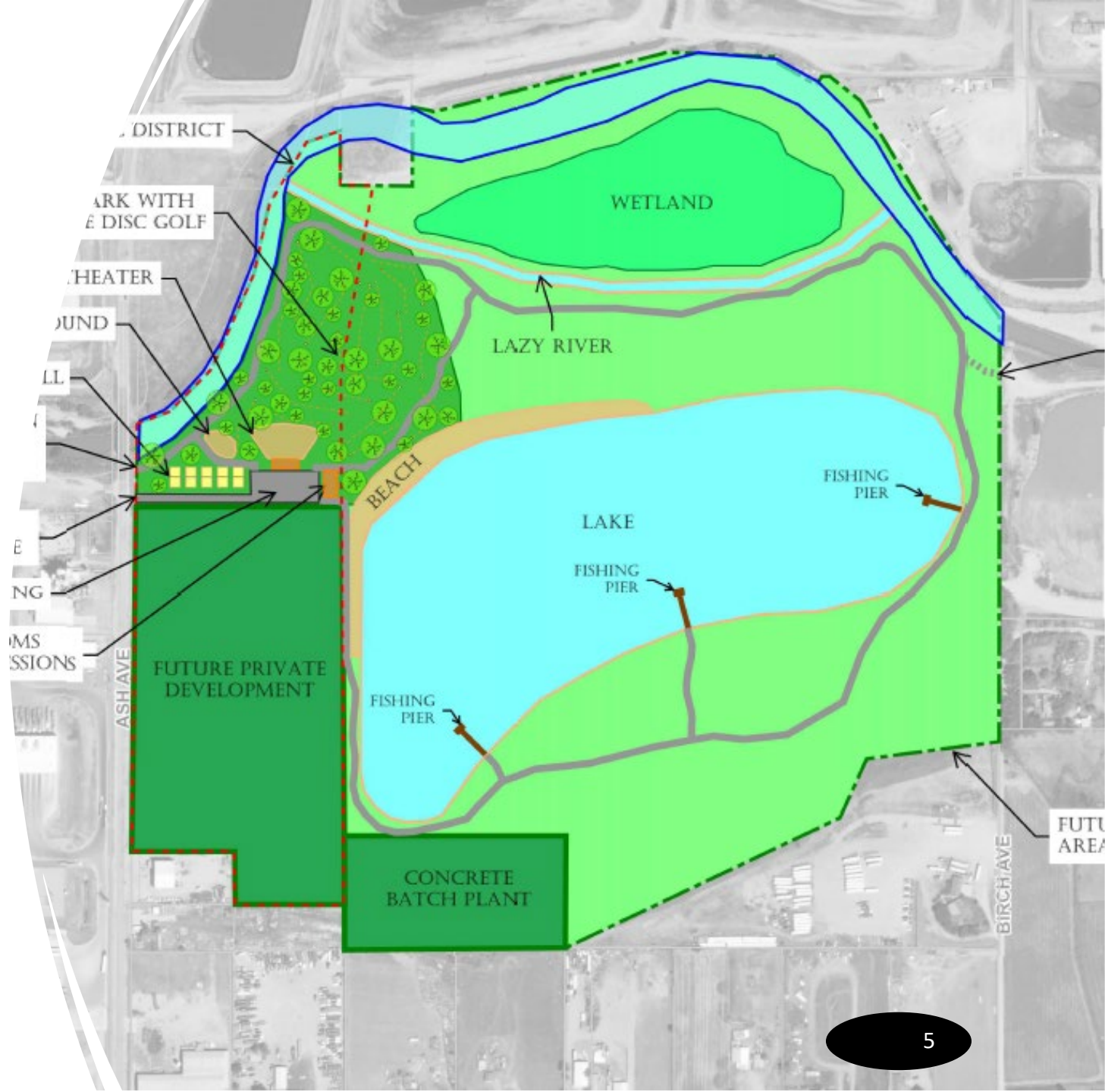
Planned Development within the District

- **Details:**

- Total Project Area: 128.25 acres
- Park and Recreation Improvements
- No Residential Development
 - Any Private Development areas will be limited to park and recreation related development.

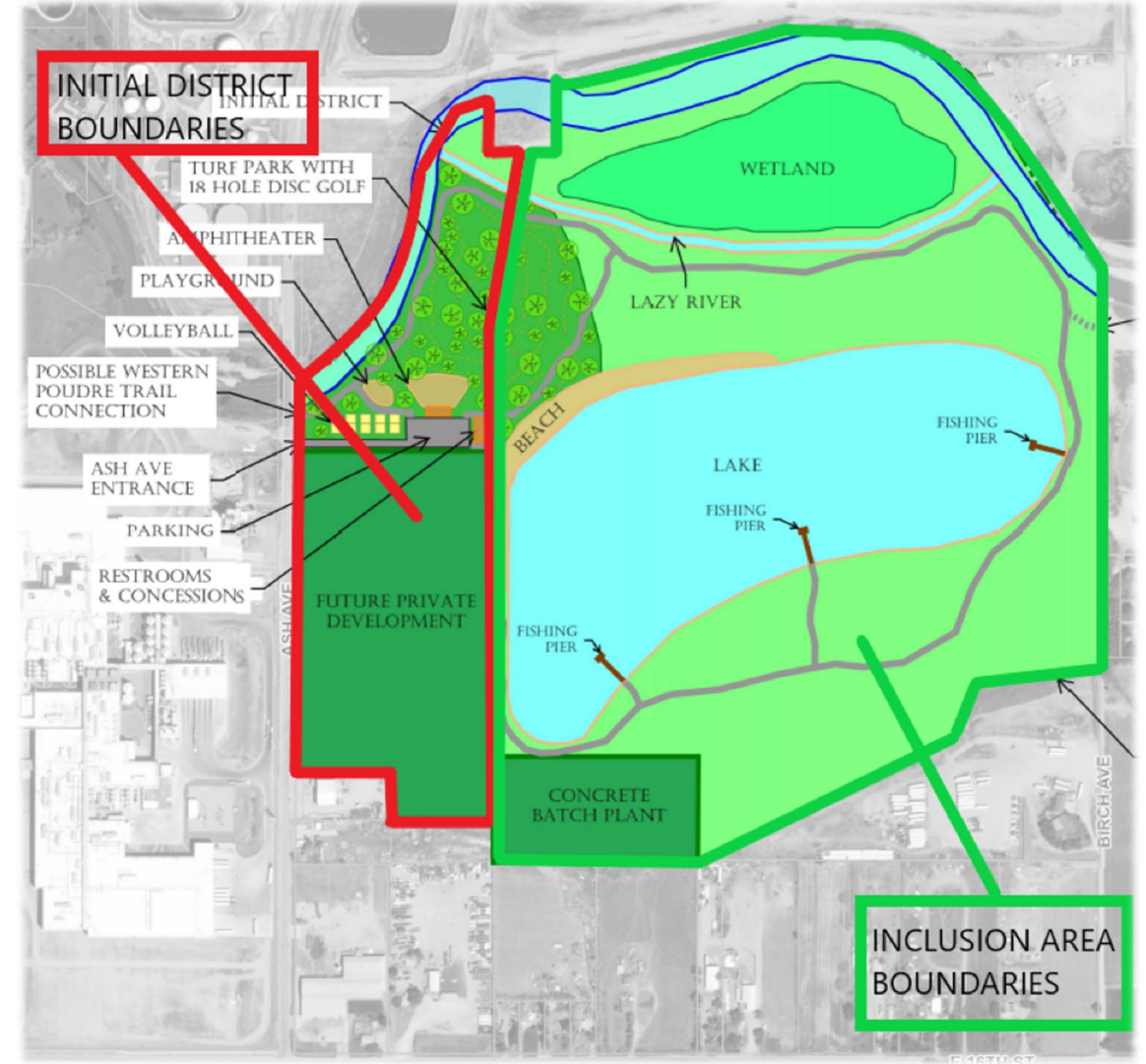
- **Amenities:**

- Streets entrances, parks, playgrounds, trails, lakes, fishing piers, restroom, river enhancements, beaches, and open space.



District Boundaries

- **Initial District Boundaries:**
Approximately 25.94 acres
- **Inclusion Area Boundaries:**
Approximately 102.31 acres
- Territory from Inclusion Area can only be included into the District once it has been annexed to the City, and then only with the City Council's Approval



Cost of Public Improvements

- Estimated costs of **\$12,389,771** for the whole project.
- Nearly half of the amenities and public improvements are planned within the Initial District Boundary.
 - **\$5,864,192** in the Initial District Boundaries.
 - **\$6,525,579** in the Inclusion Area.



Financial Plan

Authorized Debt: \$0.00 – The District is not authorized to issue debt.

All public improvements are to be financed with property tax revenues or private sources.

Mill Levy Cap: Maximum Aggregate Mill Levy– 60 mills.

Estimated to generate **\$18,572,552** for Capital Improvements and Operations and Maintenance.



BENEFITS AND AMENITIES

- The District anticipates providing for the construction of a regional recreation amenity including trails, trail heads, lakes, public beaches, river restoration, fishing piers, wetlands, playground, amphitheater, and parks.
- Anticipated conveyance of the amenities to the City for long-term ownership.



Additional Safeguards

- Disclosure Notices
 - Service Plan
 - Statutory
- Annual Report to City
- City Council Approvals
 - City Council Approves Annexation of Inclusion Area Property
 - City Council inclusion of Inclusion Area Property into District
- Colorado Sunshine Laws
 - Open Meetings
 - Regular Election
- Participation only by consent
 - No one can be forced to include their property into the District

THANK YOU

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