

Golden Triangle GID 101

A quick guide to the General Improvement District (GID) exploration process

What is being proposed?

A grassroots coalition of neighborhood stakeholders, including residents, businesses, property owners and cultural institutions, is considering the formation of a General Improvement District (GID) in the Golden Triangle neighborhood. The purpose of this GID would be to help ensure that the Golden Triangle remains a safe, thriving, and attractive area for all neighborhood users.

Why explore a GID?

A GID is a special district in a defined geographic area created by property owners, tenants and residents and approved through a public process. Many neighborhoods use improvement districts to provide services tailored to local needs, such as:

SAFETY

Enhance safety and security

CLEANING

Improve cleanliness and maintenance

BEAUTIFICATION

Elevate the appearance of public spaces

UNIFIED VOICE

Advocate for neighborhood priorities

How is a GID funded?

GIDs are typically funded through special assessments on taxable properties located within the district boundaries.

Are there local Denver examples?

Recently, GIDs have been formed for similar purposes in the downtown Ballpark neighborhood and along the South Broadway corridor.

How will the exploration effort work?

Community participation is central to the effort. Stakeholders will be invited to participate in public meetings, roundtable discussions, online surveys, one-on-one conversations, and a series of review workshops.

STEERING COMMITTEE

A volunteer committee representing neighborhood organizations, residents, businesses, property owners, developers, and civic and cultural institutions will oversee the process, provide feedback, advise on engagement, and serve as a “reality check” on district concepts.

PROJECT TEAM

Golden Triangle Civic Experience (GTCE), a nonprofit 501(c)(3), will serve as the neutral sponsor. Progressive Urban Management Associates (P.U.M.A.) will support the steering committee and manage feasibility, outreach, data collection, and, if there is sufficient community support, the final approval process.

Exploration Effort Phases + Timeline

The process is designed to move from exploration to action only if there is sufficient community support.

1

Feasibility study + district operations plan

Summer 2026 - Winter 2026/27

Gather information, understand community priorities, and determine whether a GID could be an appropriate mechanism to advance them. Community engagement, property data collection, and regular steering committee meetings will inform a draft operations plan covering mission and goals, boundaries, service priorities, budget and funding options, governance, and management structure. **A decision on whether to proceed will be based on the level of community support.**

2

Petition preparation + community campaign

Spring 2027 - Summer 2027

If stakeholders decide to move forward, the next step is preparing the legal documents required to form a district. The draft operating plan would be refined into a district service plan, supported by educational materials, petition materials, additional property owner and stakeholder outreach, and support tracking.

PETITION THRESHOLD: Colorado law requires support from 30% of taxable property owners or 200 taxable property owners, whichever is less. Petitions would then be submitted to Denver City Council for consideration.

3

Election Process

Fall 2027

If the petition threshold is met and City Council approves forming the district, the next step would be a Taxpayer Bill of Rights (TABOR) election to approve the extra assessment that will fund the GID. Property owners, lessees, and residents in the proposed GID are eligible to vote. The election would likely occur during the regular election cycle in November 2027.

4

Potential start of district operations

January 2028

District operations would only commence if district formation is approved by a majority of district electors.

For more information:

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