

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Please mark one: ☒ Bill Request or ☐ Resolution Request Date of Request: 7/17/2025

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a contract (development agreement) with Oliver Buchanan Group, LLC obligating the developer and their assigns to certain requirements for development of approximately 6.69 acres located at 1717 East 39th Avenue, in Council District 9.

3. **Requesting Agency:** Community Planning and Development

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Tony Lechuga	Name: Tony Lechuga
Email: Anthony.Lechuga@denvergov.org	Email: Anthony.Lechuga@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

The development agreement obligates the developer to an affordable housing plan setting forth specific affordable housing requirements for the property, commitments to work with the Department of Economic Development and Opportunity on the feasibility of certain community-serving uses, requirements for the historic preservation and local designation of identified buildings and features, and vests certain zoning entitlements for a term of 15 years including the open space requirements and the incentive heights of the C-MX-12 and C-MX-16 zone districts.

6. **City Attorney assigned to this request (if applicable):** Nathan Lucero

7. **City Council District:** 9

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's): Oliver Buchanan Group, LLC

Contract control number (legacy and new):

Location: 1717 East 39th Avenue, Denver, CO 80205

Is this a new contract? ☒ Yes ☐ No **Is this an Amendment?** ☐ Yes ☒ No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

The development agreement and vested rights have a term of 15 years from the effective date.

Contract Amount (indicate existing amount, amended amount and new contract total): N/A

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Approves a contract (development agreement) between the City and Oliver Buchanan Group, LLC obligating the developer and their assigns to certain requirements for development of approximately 6.69 acres located at 1717 East 39th Avenue.

Was this contractor selected by competitive process? No **If not, why not?** This is a development agreement outlining requirements or development of a property with parties who own or have jurisdiction over the subject property.

Has this contractor provided these services to the City before? ☐ Yes ☒ No

Source of funds: N/A

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☒ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): N/A

Who are the subcontractors to this contract? N/A

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Date Entered: _____