

OED ORDINANCE/RESOLUTION REQUEST

Date of Request: 11/19/18

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. Title:

Amends Denver Revised Municipal Code Chapter 27 Article VI to establish affordable housing requirements for projects using incentive height in the D-CPV-T, D-CPV-R, and D-CPV-C (created through a concurrent text amendment to the Denver Zoning Code), and makes a corresponding amendment to Chapter 27 Article VI.

3. Requesting Agency: Office of Economic Development

4. Contact Person:

| | |
|----------------------------------------------------------------|-------------------------------------------------------------|
| Contact person with knowledge of proposed ordinance/resolution | Contact person to present item at Mayor-Council and Council |
| Name: Melissa Thate | Name: Susan Liehe |
| Email: Melissa.Thate@denvergov.org | Email: susan.liehe@denvergov.org |

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

This proposed Denver Revised Municipal Code amendment is part of a regulatory package that includes a proposed Denver Zoning Code text amendment, creating new downtown context zone districts with incentive height requirements that cross-reference the DRMC requirement and are established through this ordinance request to implement the objectives of the recently adopted Downtown Area Plan Amendment.

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

Julie Mecklenburg

7. City Council District:

Districts 9 and 1

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: BR18 1407

Date Entered: _____

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

Key Contract Terms

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

Vendor/Contractor Name:

Contract control number:

Location:

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):

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

| <i>Current Contract Amount (A)</i> | <i>Additional Funds (B)</i> | <i>Total Contract Amount (A+B)</i> |
|----------------------------------------|---------------------------------|----------------------------------------|
| | | |

| <i>Current Contract Term</i> | <i>Added Time</i> | <i>New Ending Date</i> |
|------------------------------|-------------------|------------------------|
| | | |

Scope of work:

Was this contractor selected by competitive process? If not, why not?

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

Source of funds:

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: BR18 1407

Date Entered: _____

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

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

Who are the subcontractors to this contract?

EXECUTIVE SUMMARY

The adopted [Downtown Area Plan Amendment](#) calls for the Central Platte Valley-Auraria district to “develop into a place that welcomes and attracts people of all ages, races, religions, or incomes who want to live, work or play downtown.” Three new Denver Zoning code districts are proposed to implement this objective. These new districts cross-reference specific affordable housing provisions to be included in Denver Revised Municipal Code Chapter 27 Article VI that would apply to structures using ‘incentive height.’

This amendment establishes affordable housing provisions for use of incentive height in the proposed Downtown Central Platte Valley-Auraria zone districts, including requirements for the payment of incentive height fees, the construction of additional affordable units than otherwise required, or the provision of other community-serving uses, in excess of standard requirements, in compliance with the city’s affordable housing goals and applicable ordinances. The provisions for use of incentive height vary depending on project size:

- Standard Projects (projects not meeting the definition of a large/phased project) could access incentive requirements by meeting formula-based affordable unit or fee requirements similar-to the requirements currently applied in the 38th and Blake Station Area Incentive Overlay.
- Large/Phased Projects (projects built on 5+ acres, with 500+ residential units, or in multiple phases) could access incentive requirements by preparing an affordable housing plan providing a comparable quantity of affordable units as would be required for a smaller 'standard' project while also addressing a range of affordability levels and other conditions.

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: **BR18 1407**

Date Entered: _____