

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB25-1578
COMMITTEE OF REFERENCE:
South Platte River

A BILL

For an ordinance approving and accepting the Downtown Denver Area Plan, which Plan shall become a part of Comprehensive Plan 2040 for the City and County of Denver pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code.

WHEREAS, pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code (“DRMC”), and by Ordinance No. 302, Series of 2019, there has been approved a Comprehensive Plan for the City and County of Denver (“Comprehensive Plan 2040”); and

WHEREAS, said Section 12-61 of the DRMC provides for the supplementation of Comprehensive Plan 2040; and

WHEREAS, by Ordinance No. 318, Series of 2007, the City accepted the Downtown Area Plan as an amendment to the city’s comprehensive plan; and

WHEREAS, by Ordinance No. 20180561, Series of 2018, the City accepted the Downtown Area Plan Amendment: Central Platte Valley-Auraria District as part of the city’s comprehensive plan by amending the Downtown Area Plan; and

WHEREAS, except for the Downtown Area Plan Amendment: Central Platte Valley-Auraria District Plan, the City wishes to repeal and replace the Downtown Area Plan with an updated comprehensive plan supplement, entitled Downtown Denver Area Plan, for the orderly growth and harmonious development of the City and County of Denver; and

WHEREAS, pursuant to the provisions of Section 12-61 DRMC, the City wishes to supplement Comprehensive Plan 2040 by approving and accepting the Downtown Denver Area Plan; and

WHEREAS, members of the City Council, duly authorized by the president of council have monitored the process whereby said Downtown Denver Area Plan has been formulated; and

WHEREAS, the Downtown Denver Area Plan has been approved by the Denver Planning Board; and

WHEREAS, the Manager of Community Planning and Development has transmitted the Downtown Denver Area Plan to the Mayor and Council for acceptance as a supplement to Comprehensive Plan 2040; and

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF

1 **DENVER;**

2 **Section 1.** That the proposed Downtown Denver Area Plan, consisting of a document of the
3 same name filed with the City Clerk, Ex-Officio Clerk of the City and County of Denver, on the 4th
4 day of November as City Clerk Filing No. 20250178, is hereby adopted and accepted as a
5 supplement to Comprehensive Plan 2040, pursuant to Section 12-61(d) of the DRMC.

6 **Section 2.** That except for the Downtown Area Plan Amendment: Central Platte Valley-
7 Auraria District, the Downtown Denver Area Plan replaces and supersedes the Downtown Area Plan.

8 **Section 3.** That the Downtown Area Plan Amendment: Central Platte Valley-Auraria District
9 shall be treated as an amendment to the Downtown Denver Area Plan.

10 **Section 4.** That this adoption and acceptance of the Downtown Denver Area Plan, and of
11 any amendment thereto, in conjunction with Comprehensive Plan 2040, is intended to establish the
12 official guide for officials of the City and County of Denver and private citizens when making decisions
13 affecting the future of land use and transportation in and for the City and County of Denver, as
14 defined in said plan; provided however, that such approval shall not preempt the decision making
15 powers vested by law or administrative directive in the Mayor, the Council or any other official of the
16 City and County of Denver with respect to, but not limited to: a zoning map amendment, a zoning
17 language amendment, a dedication or vacation of a street, alley or other public way, a designation
18 of a park, the issuance of a revocable permit, a conveyance or acquisition of real property by the
19 City and County of Denver, or an appropriation for or construction of a capital improvement; and
20 provided, further that it is expressly understood that judgment must be exercised in the application
21 of Downtown Denver Area Plan in the decision making processes of the Mayor, Council and other
22 officials of the City and County of Denver.

23 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: October 29, 2025

2 MAYOR-COUNCIL DATE: November 4, 2025

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: _____; _____

10 PREPARED BY: Adam Hernandez, Assistant City Attorney DATE: November 6, 2025

11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.

15 Katie J. McLoughlin, Interim City Attorney

16 BY: Signed by:
 _____, Assistant City Attorney DATE: 11/6/2025 | 8:52 AM MST
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