

### **Amendment to 22-0424: Transit Parking Reduction**

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Councilmembers,

I move that 22-0424 be amended to reflect the following conceptual changes:

#### **Add the following language to Section 10.4 Parking and Loading in the Denver Zoning Code:**

“E. Vehicle Parking Exemptions for Enhanced Affordable Housing near Multi-Modal Transportation

1. Intent

To remove barriers to mixed income development by eliminating vehicle parking requirements for projects that are near high-capacity transit and provide enhanced affordable housing beyond mandatory requirements.

2. Applicability

a. This Section 10.4.5.1.E shall apply to Zone Lots that meet the following criteria:

i. Have their nearest point within 1/4 mile of the outer boundary of a Rail Transit Station Platform or within 1/4 mile of a High/Medium-Capacity Transit Corridor

ii. Are located in a Mixed Use Commercial Zone District, Multi Unit (MU) zone district, Residential Office (RO) zone district, or Residential Mixed Use (RX) zone district.

b. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11 Measurement of Separation or Distance.

3. Exemption

All Dwelling Units on a Zone Lot shall be exempt from the minimum amount of vehicle parking otherwise required by this Code if the Structure qualifies for the incentives for enhanced on-site compliance as set forth in D.R.M.C. Chapter 27, Article X Mandatory Affordable Housing and any applicable Rules and Regulations”; and

#### **Add the following language to Section 13.3 Definitions of Words, Terms, and Phrases in the Denver Zoning Code:**

13.1.11.4 Measurement of Distance from a Transit Corridor and a Zone Lot

When measuring distance between a transit corridor and a Zone Lot, distance shall be determined from the centerline of the right of way of the transit corridor to the nearest

point of the Zone Lot. This rule of measurement shall apply to the following transit corridors identified in the Denver Zoning Code:

1. High-Frequency Transit Corridor
2. High/Medium-Capacity Transit Corridor
3. Enhanced transit corridor as defined in Blueprint Denver

Hazardous Materials: See definition of “Toxic and/or Hazardous Materials” below.

High/Medium-Capacity Transit Corridor: A high-capacity or medium-capacity transit corridor as identified in Blueprint Denver that contains or is under construction to contain enhanced transit infrastructure. For example, enhanced transit infrastructure includes, but is not limited to, dedicated transit lanes, off-board fare collection, real-time arrival/departure technology, and enhanced stops and stations intended for passenger queuing, loading, and unloading. For the purpose of this definition, ‘under construction’ shall mean an order of notice to proceed for construction has been issued.

#### **Purpose of Amendment**

The amendment would enable an expansion of the parking exemption to areas within ¼ mile of a high-capacity or medium-capacity transit corridor that includes enhanced infrastructure or is under construction and also a map that intentionally shows the high-capacity and medium-capacity corridors in grey since none of them actually qualify yet but could in the future once the enhanced transit infrastructure is under construction/implemented.