



DENVER
THE MILE HIGH CITY

Community Planning and Development City Council Budget and Policy Committee

February 4, 2021

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

1. Large Development Review (LDR) Fee
2. Potential future committee agenda items
3. Preview of Blueprint Denver and Comprehensive Plan annual reporting

Large Development Review (LDR) Fee

- The LDR fee will help the city recover the costs of administering the LDR process, including any area planning required in advance of reviewing a development proposal.
- Right now, LDR is the only piece of our process that has been performed free-of-charge for applicants. By implementing a fee for LDR, we can continue providing a high level of service to applicants.

- We do our best to make it work when plan direction is needed...
 - CPD is committed to meeting community expectations for planning and implementation
 - It is taxing limited staff resources to stretch existing resources to accommodate unanticipated, market-driven projects where a plan is needed
 - This can also take resources away from community-driven work

New Approach – Tiered LDR Fee

- Market-driven projects will continue to occur
 - Approximately 10-12 projects are applicable for LDR per year
 - 1 or 2 of these will not have plan direction
- LDR is the vehicle to identify need for plan direction
- Denver Zoning Code provides authority to create an LDR fee

Tier 1 - Plan Direction	Tier 2 – No Plan Direction Low Complexity	Tier 3 – No Plan Direction High Complexity
<ul style="list-style-type: none"> • Plan direction exists • Moves through LDR and LDF process 	<ul style="list-style-type: none"> • Up to 6 complicating factors • Anticipated length of less than 1.5 years • Base scope of professional services 	<ul style="list-style-type: none"> • 7 or more complicating factors • More than 1.5 years • Base scope of services plus several additional services • Additional community engagement

New Approach – Tiered LDR Fee

- Tier 1:
 - One flat fee: \$1,500
 - Applies to every project that goes through LDR process
 - Fee for the majority of LDR projects
 - Results in Large Development Framework (LDF) document

New Approach – Tiered LDR Fee

- Tiers 2 and 3
 - Two flat fees that apply when a small area plan is needed
 - Total fee depends on the complexity of the plan

Tier 2 and 3: Complexity Criteria

- Size- 50 acres or larger
- Brownfield, freight rail-adjacent, or site with environmental implications
- Located in an area that is vulnerable to displacement
- Presence of historic or potentially historic structures
- Presence of an existing cultural resource onsite
- Infrastructure challenges - stormwater or transportation
- Potential transit-oriented development (TOD) site
- Located in a higher-growth area
- Challenging topography
- Proximate to major public improvement or investment not otherwise captured above

Comparison to Other Cities: Market-Driven Small Area Plans

- Cities address market-driven plans in a variety of ways:
 - Small Area, Master, or Specific Plans
 - General (Comprehensive) Plan Amendments
 - Planned Unit Developments (PUD)
- The approach to planning also varies:
 - City leads and takes on the cost (Denver today)
 - City leads and recovers all/portion of cost (Denver with LDR fee)
 - Applicant leads and City reviews

Comparison to Other Cities: Market-Driven Small Area Plans

<i>Approach</i>	<i>Fees/Cost Recovery</i>	<i>Notes</i>	<i>Example/Range</i>
CITY-LED PLANS			
No Cost Recovery			
Seattle, WA	No Cost Recovery		
Denver, CO	No Cost Recovery		
Cost Recovery			
El Cerrito, CA	Partial Cost Recovery	Addl. Plan Maintenance Fee	Ex: \$570,000
Santa Clara, CA	Full Cost Recovery	Project-based Recovery Fee	Ex: Total \$1.1m distributed proportionally
Hercules, CA	Full Cost Recovery + 20%		
APPLICANT-LED PLANS (Not Recommended for Denver)			
Applicant Covers Plan Cost & City Collects Review Fees			
San Jose, CA	Review Fee	Addl. 12% Fee on Total Planning Fees	Ex: \$20,000 + 12% Fee
Portland, OR	Review Fee		Ex: \$20,000
Nashville, TN	Tiered Review Fees	By acreage	Range: \$2,500 to \$6,200
Aurora, CO	Tiered Review Fees	By acreage	Range: \$3,200 to \$90,100
Arlington, VA	Phased Review Fees	By phase of General Land Use Study	Ex: \$33,900

Approach to Tier 2 and 3 Fees

- Apply when small area plan is needed (very few projects)
- Based on time and complexity criteria
- Calculate the cost of preparing the plan. This includes:
 - Staff time
 - Professional services



Tier 1 - Plan Direction	Tier 2 – No Plan Direction Low Complexity	Tier 3 – No Plan Direction High Complexity
<ul style="list-style-type: none"> • \$1,500 • Plan direction exists • Moves through LDR and LDF process 	<ul style="list-style-type: none"> • \$160,000 • Up to 6 complicating factors • Anticipated length of less than 1.5 years • Base scope of professional services 	<ul style="list-style-type: none"> • \$320,000 • 7 or more complicating factors • More than 1.5 years • Base scope of services • Additional services • Additional community engagement

- Move forward with administrative implementation
- Fee is applicable as of March 1, 2021
- Track metrics: costs incurred; fees collected

Future Committee Agenda Items from CPD

Potential Future Agenda Items

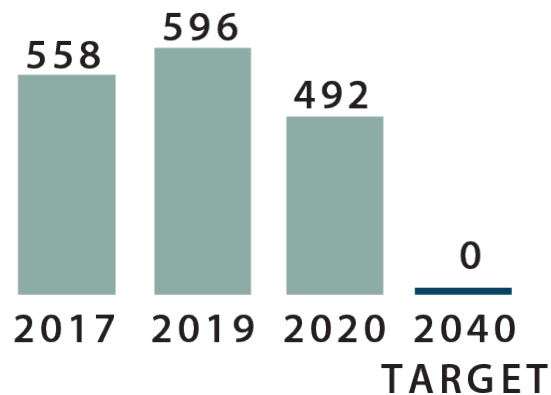
- March – Expanding Affordable Housing Regulations
- April – Work Session on Large Development Review (LDR) Improvements
- May – Update on progress of Park Hill Golf Course visioning process
- June – Neighborhood Planning Initiative
- July – Expanding Affordable Housing Regulations
- Fall – Rezoning criteria work session

Comprehensive Plan and Blueprint Denver Annual Reporting

- Comp Plan 2040 and Blueprint Denver call for annual reporting and metrics tracking
- Annual presentation to LUT on **March 23**
- Multi-department effort led by CPD
- Web based reports



- Updated metrics
- Implementation matrices
- Big ideas for 2021



Traffic-related deaths and serious injuries

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[Comprehensive Plan 2040
Executive Summary and Annual
Report 2020](#)

[Comprehensive Plan 2040
Implementation Matrix](#)

[Blueprint Denver Executive
Summary and Annual Report 2020](#)

[Blueprint Denver Implementation
Matrix](#)

