



Legislation Details (With Text)

File #: 18-1407 **Version:** 1

Type: Bill **Status:** Passed

File created: 11/20/2018 **In control:** Land Use, Transportation & Infrastructure Committee

On agenda: 12/17/2018 **Final action:** 12/17/2018

Title: AS AMENDED a bill for an ordinance amending Article VI, Chapter 27, of the Denver Revised Municipal Code, concerning incentives for the increased levels of affordable housing or the payment of increased fees in the Central Platte Valley, and a corresponding amendment to Article V, Chapter 27.
Amends Chapter 27 Article VI of the Denver Revised Municipal Code (DRMC) to establish affordable housing requirements for projects using incentive height in the D-CPV-T, D-CPV-R, and D-CPV-C zoning classifications. The Committee approved filing this item at its meeting on 11-6-18. Amended 12-17-18 to clarify applicability.

Sponsors:

Indexes: Zach Rothmier

Code sections:

Attachments: 1. .BR18 1407 OED CPV Height Alternative Draft Language, 2. BR18 1407 OED CPV Height Alternative Request, 3. D-CPV_Height_Incentive_Summary, 4. DRMC_Revision_D-CPV_LUTI_Presentation_11-27-2018, 5. DRMC_TextAmendment_Ch27_2018-11-20_clean, 6. 18-1407 Bill_Denver Revised Municipal Code, 7. 18-1407_Filed_Bill_Denver Revised Municipal Code.pdf, 8. 18-1407 Bill_Denver Revised Municipal Code_AsAmended, 9. 18-1407 - signed, 10. 18-1407 Filed A bill for an ordinance amending Article VI, Chapter 27, of the Denver Revised Municipal Code, concerning incentives for the increased levels of af

Date	Ver.	Action By	Action	Result
12/18/2018	1	Council President	signed	
12/18/2018	1	Mayor	signed	
12/17/2018	1	City Council	placed upon final consideration and do pass	
12/17/2018	1	City Council	postponed	Pass
12/17/2018	1	City Council	amended	Pass
12/17/2018	1	City Council	placed upon final consideration and do pass as amended	Pass
12/10/2018	1	City Council	ordered published on first reading	
11/27/2018	1	Land Use, Transportation & Infrastructure Committee	approved for filing	Pass

Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)

Date Submitted: 11-20-18

Requesting Agency: Office of Economic Development
Division:

Subject Matter Expert Name:

Name:	Susan Liehe
Email:	susan.liehe@denvergov.org

Item Title & Description:

(Do not delete the following instructions)

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

AS AMENDED a bill for an ordinance amending Article VI, Chapter 27, of the Denver Revised Municipal Code, concerning incentives for the increased levels of affordable housing or the payment of increased fees in the Central Platte Valley, and a corresponding amendment to Article V, Chapter 27.

Amends Chapter 27 Article VI of the Denver Revised Municipal Code (DRMC) to establish affordable housing requirements for projects using incentive height in the D-CPV-T, D-CPV-R, and D-CPV-C zoning classifications. The Committee approved filing this item at its meeting on 11-6-18. Amended 12-17-18 to clarify applicability.

Affected Council District(s) or citywide?

Executive Summary with Rationale and Impact:

Detailed description of the item and why we are doing it. This can be a separate attachment.

The adopted [Downtown Area Plan Amendment](https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/plans-in-progress/Downtown%20Area%20Plan%20Amendments.html)

[<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/plans-in-progress/Downtown Area Plan Amendments.html>](https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/plans-in-progress/Downtown Area Plan Amendments.html)

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.

Address/Location (if applicable):

Legal Description (if applicable):

Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):

Draft Bill Attached?