



Legislation Text

File #: 18-1407, Version: 1

**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:**

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**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\\_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?**