Proposed Denver Zoning Code Text Amendment #9 and Map Amendment #2016I-00035

Text Amendment to create new Downtown Arapahoe Square Zone Districts
Map Amendment for rezoning of multiple properties from D-AS and C-MX-12 UO-1, UO-2 to D-AS-20+, D-AS-12+, C-MX-8, C-MX-5, and C-MX-3

4/20/16 Planning Board
Sponsor & Community Partners

- Sponsored by Albus Brooks, Council District 9
- Developed in partnership with the Arapahoe Square Task Force
  - Property & business owners
  - Developers
  - Residents/RNO representatives
  - Design professionals
  - City Council & Planning Board members
Overall Process

- **Phase 1 – Agree to Process**
  - November 2015 to January 2016
  - Two task force meetings
- **Phase 2 – Drafting**
  - February 2015 to February 2016
  - 8 Task Force Meetings
- **Phase 3 – Public Review + Adoption**
  - March to June 2016
- Two task force meetings

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<thead>
<tr>
<th></th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
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<tbody>
<tr>
<td>Phase 1 - Agree to Process</td>
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<td>Phase 2 - Draft Code and DSG</td>
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<td>Phase 3 - Code Adoption</td>
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Purpose

• To implement plan recommendations for a context- and form-based regulatory system in Arapahoe Square with:
  – New form-based zone districts
    • D-AS-12+
    • D-AS-20+
  – A new Design Advisory Board (DAB)
    • Note that Planning Board will review the design standards and guidelines that will inform DAB review on May 4
  – Zone district mapping to create height transitions
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>February 17, 2016</td>
<td>Draft posted to CPD website - Email notice to all RNOs and councilmembers.</td>
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<td>February 17, 2016</td>
<td>Planning Board Informational Item</td>
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<td>February 27, 2016</td>
<td>CPD presented summary of amendments to INC-ZAP</td>
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<td>March 09, 2016</td>
<td>Public Workshop</td>
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<td>March 31, 2016</td>
<td>Final Task Force Meeting</td>
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<td>April 4, 2016</td>
<td>Public Notification sent for Planning Board. Notice emailed to all RNOs and councilmembers.</td>
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<td>April 6, 2016</td>
<td>Planning Board Informational Item</td>
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<td>April 20, 2016</td>
<td>Planning Board public hearing</td>
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<td>May 11, 2016</td>
<td>Tentative Neighborhoods and Planning Committee meeting</td>
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<tr>
<td>June 27, 2016</td>
<td>Tentative City Council Public Hearing (notice will be sent 21 days prior)</td>
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<td>August 23, 2016</td>
<td>Tentative Effective Date</td>
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Excitement regarding the neighborhood’s potential
  – Promoting a pedestrian-oriented neighborhood
  – Quality, human-scale design
  – Context-sensitive design
  – Flexible design options
  – Exploring community gathering spaces

Letters of support from Task Force Curtis Park Neighbors and Enterprise Hill RNOs
• Diversity of opinions on building height
  – Point Tower height
  – Transitions to surrounding historic districts
  – Height transition within Curtis Park
• Note that the Task Force recommended removing a portion of this area from the proposed map amendment
• Diversity of opinions on parking requirements
Text Amendment #9
Summary of Proposed Text Amendment

- Two New Zone Districts
- Three Building Forms
  - General
  - General with Height Incentive
    - Increased height for better façade design with limited visibility of structured parking
  - Point Tower
    - Tallest height for better façade design and limited massing of tower portion of the building

Local design firms tested the feasibility of key building form standards
1. Consistency with Adopted Plans
   - Comprehensive Plan 2000
   - Blueprint Denver: A Land Use and Transportation Plan
   - Downtown Area Plan (2007)
   - Northeast Downtown Neighborhoods Plan (2011)

2. Furthers the Public Health, Safety and General Welfare

3. Results in Uniformity of District Regulations
Comprehensive Plan 2000

- 2-A Ensure flexible zoning for future needs
- 2-B “Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change”
- 3-B Encourage quality infill development
- 2-C Target specific design concerns with “appropriate controls and incentives”
- 4-A Encourage development of vibrant urban centers and neighborhoods

The text amendment is consistent with Comprehensive Plan 2000.
Encourage development within Areas of Change

Consider zoning changes to implement design standards that “ensure the quality of design is an asset to the surrounding neighborhood” P. 74

Create new or modified zone districts where needed to facilitate appropriate uses, densities and design standards for Areas of Change P. 130

The text amendment is consistent with Blueprint Denver.
Downtown Area Plan (2007)

- Redevelop Arapahoe Square into a “cutting-edge, densely populated, mixed use area that provides a range of housing types and a center for innovative business” P. 35
  - The “most potential for redevelopment and revitalization” in Downtown P. 56
- “Revise land use regulations to implement the plan” P. 35

The text amendment is consistent with the Downtown Area Plan.
Northeast Downtown Neighborhoods Plan (2011)

- Enhance Urban Design by allowing a mix of building forms (P. 66)
- Encourage variations of building height based on form alternatives rather than use premiums (P. 67)
  - Point Towers (P. 66)
Northeast Downtown Neighborhoods Plan (2011)

- Encourage buildings that add visual interest and pedestrian scale to the public realm
- Implement a “Datum” (upper story setback) at a maximum of 5-stories
- Minimize the visual impact of parking

The text amendment is consistent with the Northeast Downtown Neighborhood Plan (P. 66)
CPD recommends approval of the text amendment based on finding that criteria have been met

1. Consistency with Adopted Plans
2. Furthers the Public Health, Safety and General Welfare
3. Results in Regulations that are Uniform Across the District
Map Amendment #2016I-00035
Mapping D-AS and C-MX-12, UO-1, UO-2 to D-AS-20+, D-AS-12+, C-MX-8, C-MX-5, C-MX-5
Map Amendment Location

Zone Map Amendment 16i-00035
Downtown - Arapahoe Square
Council District 9
Five Points Neighborhood
Summary of Proposed Map Amendment

- Map new D-AS-12+ and D-AS-20+ districts within Arapahoe Square boundary
- Map existing C-MX zone districts to implement plan recommendations in other areas currently zoned as D-AS
  - Excepting portion of Curtis Park where further study is needed (red dashed area on map)
Summary of Proposed Map Amendment
Comprehensive Plan 2000

- 2-F Conserve land by promoting infill development at sites where services and infrastructure are already in place
- 2-B “Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change”
- 3-B Encourage quality infill development

The map amendment is consistent with Comprehensive Plan 2000.
Blueprint Denver (2002)

- **Land Use Concepts:**
  - **Mixed Use** areas have both a sizable employment base as well as a variety of mid to high density housing options. Pedestrian access is of importance within the area.
  - **Transit Oriented Development** areas provide housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access.

- **Area of Change**
Blueprint Denver (2002)

- Street Classification:
  - Mixed Use Arterials
    - Broadway, Park Avenue, Champa*, Stout*, California
  - Main - Collector
    - Welton St
  - Mixed Use - Downtown Access
  - All other streets

The map amendment is consistent with Blueprint Denver future land use and street classifications.
Downtown Denver Area Plan

- Calls for the redevelopment of Arapahoe Square as it is the area with the “most potential for redevelopment and revitalization”  
  P. 56
- The goal for Arapahoe Square is as a “cutting-edge, densely populated, mixed use area that provides a range of housing types and a enter for innovative business”  
  P. 35

*By implementing the D-AS-12+ and D-AS-20+ zone districts proposed by the text amendment, the map amendment is consistent with the Downtown Area Plan.*
Northeast Downtown Neighborhoods Plan

- Land Use
  - Mixed Use
  - Transit Oriented Development
Northeast Downtown Neighborhoods Plan

- Create a transition from the Downtown Core to the neighborhoods
  - 20 stories closer to downtown with an additional 10 stories for Point Towers
  - 12 stories closer to Curtis park with an additional 8 stories for Point Towers
  - Outside of Arapahoe Square building heights recommendations range from 3-8 stories

Note: The Task Force requested that an area of existing D-AS zoning in Curtis Park not be included in the proposed map amendment

The proposed map amendment is consistent with Northeast Downtown Neighborhoods Plan recommendations for land use and building heights.
1. Staff recommends that Planning Board recommend to the City Council approval of Denver Zoning Code Text Amendment #9 to City Council, finding that the applicable review criteria have been met.

2. Staff recommends that Planning Board recommend to the City Council approval of the map amendment #2016I-00035, to rezone multiple properties from D-AS and C-MX-12, UO-1, UO-2 to D-AS-12+, D-AS-20+, C-MX-8, C-MX-5, C-MX-3 finding that the applicable review criteria have been met.