Public Meeting Agenda

Welcome
- Grab a Snack
- Take a Seat

Presentation
- RiNo Art District
- Planning Process
- Proposed Zoning Overlays
- Proposed Map Amendments (rezonings)
- How to Provide Feedback

Open House Stations
1. Project Overview
2. River North Design Overlay
3. 38th & Blake Station Area Incentive Overlay
4. Map Amendments (rezonings)

Wrap Up
- Overview of Meeting Feedback
- Upcoming Meetings & Hearings

Upcoming Meetings

Drop-In Office Hours
Tuesday, November 14, 2017
9-11a.m.
Wellington Webb Building
201 W Colfax Ave
Room 215 (Check-in at Records Desk, 2nd Floor)

Thursday, November 16, 2017
9-11a.m.
RiNo Art District Offices
2901 Blake St

Monday, November 20, 2017
2-4p.m.
RiNo Art District Offices
2901 Blake St

Planning Board Information Item
Wednesday, November 15, 2017

Planning Board Public Hearing (tentative)
Wednesday, December 6, 2017

Land Use, Transportation & Infrastructure (LUTI) Council Committee (tentative)
Tuesday, January 2, 2018

City Council First Reading (tentative)
Tuesday January 16, 2018

City Council Public Hearing (tentative)
Monday, February 12, 2018
Project Overview

**38th & Blake/RiNo Overlay Zone Districts**

As part of ongoing efforts to implement the 38th & Blake Station Area Plan Amendments, City Council President Albus Brooks has initiated a process to create an Incentive Height Overlay for the 38th & Blake station area and a Design Overlay for the station area and surrounding River North Arts District (RiNo).

The overlays are intended to direct growth in areas of the city that are best equipped to handle change, while also ensuring that those areas become great places. The overlays capture a portion of the increased property values that result from significant public investments, such as the train station, and use them to ensure that new development benefits the community. The overlays will be implemented through a Denver Zoning Code text and map amendment.

**2016 38th & Blake Station Area Plan Height Amendments**

The 38th & Blake Area Plan Amendments was a process by which stakeholders and members of the community worked together to refine the vision for building heights in support of transit oriented development (TOD) in the station area.

**Design Overlay**

Through the 38th and Blake Area Plan Amendments process the community expressed a desire for design regulations to encourage creativity and ensure the area remains a welcoming place for artists, residents, and businesses. The River North Design Overlay establishes regulations to achieve a vibrant pedestrian realm with building and site design that emphasizes walkability and access to daylight, minimizes the impact of parking, and enhances design quality and activates public space.

**Incentive Overlay**

The 38th & Blake Station Area Plan Amendments process indicated community support for taller building heights with development that provides community benefits. The proposed 38th & Blake Incentive Height Overlay would implement those recommendations by allowing a building to exceed the maximum height specified in the underlying zone district up to a maximum incentive height if the building provides specific benefits, such as affordable housing units in the area around the station, increased payments to the city’s affordable housing fund, or community-serving uses.

For additional project information and detail please visit the project webpage at [www.denvergov.org/38Blake](http://www.denvergov.org/38Blake)
Design & Incentive Overlay Districts: Map

The boundaries shown on this map illustrate where the design and incentive overlays are intended to apply. Because the overlays work only with underlying mixed-use zone districts, they will not initially apply on some properties within other zone districts, such as Industrial (I-A, I-B), or Planned Unit Development (PUD). Mixed-use properties that are proposed for initial overlay application are shown in pink.
Design Overlay District: Street Activation

increased active-use requirement

Most of the primary street frontage (70%) must be commercial or residential uses (not parking or storage). For large projects, half of the primary street frontage must be commercial only (not residential, parking or storage).

min street level height (new standard)

Minimum street level height shall be 16ft for a minimum depth of 15ft.

increased transparency

Primary Street transparency requirement - 50%
Side Street transparency requirement - 40%
Alternatives - Wall Design / Permanent Art

residential setbacks and entry requirements (new standard)

dwelling units at the street level shall be set back 7ft and have an individual exterior entry per unit.

River North/38th & Blake Station Area
Design Overlay District: Building Elements

**Parking Design**

To minimize the visibility and impacts of structured parking, structures greater than 5 stories - 70% shall be wrapped by uses other than parking or 100% shall be screened with integrated architectural features.

**What is Floor Area Mass Reduction?**

A way to reduce the perceived mass of buildings and to promote creative building design.

**Mass Reduction Location Examples / Alternatives (New Standard)**

Mass reductions must face a Primary or Side Street. Private Open Space of 15% GFA may substitute as mass reduction.

River North/38th & Blake Station Area

**Incentive Height Overlay District**
Incentive Height Overlay District: Building Height Map

Map of overlay boundaries and impacted properties. Note: Overlays impact properties with C-RX, C-MX and I-MX zone districts, shown in color on the map.

River North/38th & Blake Station Area

Base and Incentive Height Map, adopted in 2016 (38th and Blake Station Area Height Amendments)
**Incentive Height Overlay District: Requirements and Example Projects**

**Introduction**

The 38th & Blake Station Area Incentive Height Overlay builds on the City’s existing Affordable Housing Linkage Fee system by allowing taller building heights in this key commuter rail station area in return for more affordable housing units, fees or other community benefits.

**Citywide Linkage Fee**
- Went into effect January 2017
- Assessed on all development in Denver based on square-footage
- Creates a fund for affordable housing
- Permits production of affordable units in lieu of linkage fee (formula typically results in production of approximately 2% affordable units for a given development)

**Example Residential Development using Citywide Linkage Fee**
- **5 Stories**
  - Residential Total Floor Area: 75,000 GSF
  - Fee: $1.50\* \times 75,000 square feet = $112,500
  - Units: \(0.0168 \times (75,000/1,000)\) = 1 unit

**Example Commercial Development using Citywide Linkage Fee**
- **5 Stories**
  - Commercial Total Floor Area: 75,000 GSF
  - Fee: $1.70\* \times 75,000 square feet = $127,500
  - Units: \(0.0228 \times (75,000/1,000)\) = 1 unit

**38th & Blake Incentive Height Overlay**
- Based on Citywide linkage fee system
- Allows construction above base zone district height in return for four times the required Citywide linkage fees or affordable units
- Residential developments may only use unit option (formula typically results in production of approximately 6% to 10% affordable units for a given development)

**Incentive Required Units**
- 7 Additional Stories
  - Incentive Height
  - Total Floor Area: 105,000 GSF
  - Example Required Units: \((0.0168 \times 4) \times (105,000/1,000)\)
    - Total Required Units: 10

**Fee Option**
- **5 Stories**
  - Commercial Total Floor Area: 75,000 GSF
  - Incentive Height
  - Total Floor Area: 105,000 GSF
  - Incentive Fee: \((1.70 \times 4) \times 105,000\) square feet
    - $714,000

**Unit Option**
- **5 Stories**
  - Residential Total Floor Area: 75,000 GSF
  - Incentive Height
  - Total Floor Area: 105,000 GSF
  - Incentive Units: \((0.0168 \times 4) \times (105,000/1,000)\)
    - Total Units Required: 10

**Affordable Unit Requirements**
- Must be affordable to households earning below 80% Area Median Income (matches citywide requirements)
- Located within the development, or in the 38th and Blake Incentive Height Overlay District (may partner with other developers to provide units)

**Community-Serving/nonprofit uses**
- Provision of subsidized space to community-serving businesses or organizations, such as artist and maker spaces and child care, may be counted toward fee requirements. (Note: specific requirements for community-serving uses are under development)
- Value of space must be equal to any applicable waived incentive fee.

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**River North/38th & Blake Station Area**

<table>
<thead>
<tr>
<th>Design Overlay District</th>
<th>Incentive Height Overlay District</th>
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<tbody>
<tr>
<td>Images: Kane Realty Corp. (top), Minneapolis Star-Tribune (bottom)</td>
<td>Images: Denver Post</td>
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Map Amendments

Proposed Overlay Districts for River North and the 38th and Blake Station Area

River North/38th & Blake Station Area