General Development Plan Revisions
5/6/19
Summary and Purpose of Text Amendment #4

• Improve the process to evaluate large complex development proposals that require coordinated infrastructure and open space.

• Improve the ability of the city to make informed decisions based on City Council adopted plan guidance.

• To address the need for improved open space requirements currently present in the GDP standards.
## Text Amendment #4 Open Space Improvements

<table>
<thead>
<tr>
<th>Current GDP Open Space Standards</th>
<th>Revised Open Space Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 10% on developments &gt; 10 acres</td>
<td>✓ 10% on developments &gt; 5 acres</td>
</tr>
<tr>
<td>• Limited design standards</td>
<td>✓ Enhanced design standards</td>
</tr>
</tbody>
</table>
Text Amendment #4 Open Space Improvements

Current GDP Open Space Requirements:
10 acre site
10% open space

Proposed Open Space Requirements:
5 acre site
10% open space

Note: illustrative only
Text Amendment #4 Open Space Improvements

Enhanced open space design standards addressing:

• Publicly accessible
• Usable
• Providing community benefit
# Problems with GDPs

GDPs are used for planning and plan implementation:

- GDPs try and replace a City Council adopted planning process with insufficient community input.

## Revised Large Development Review (LDR) and Infrastructure Master Plan (IMP) Process and Standards

- Replaces GDP tool
- Plan implementation only
- Defer to City Council adopted plan process for planning and community engagement
- LDR = process framework with community notice, not a set of plans
- IMP = follows LDR, coordinated infrastructure plans
# Text Amendment #4 Process Improvements

## Problems with GDPs

GDPs Don’t Capture All Sites That Need Enhanced Coordination

- Current threshold is 10 acres, triggered at rezoning (not site plan)
- Some sites < 10 acres need enhanced coordination
- Missed opportunities for community benefits

## Revised LDR and IMP Process and Standards

- Lower threshold to 5 acres for LDR, IMP applicability
- All projects may be subject to LDR, not just rezonings
Current Large Development Process

Current Practice Large Development Process

Large Development Proposal Submitted (Preapplication) Via Rezoning, Site Plan, Subdivision

Does it need a rezoning?

Yes → Begin other regulatory processes
- Evaluate development concept
- No public notice

No → Scenario 1: (Loretto Heights)
Plan Guidance: No
Coordinated Infrastructure Needed: Yes

City Council adopted planning process

Rezoning

GDP or IMP
Evaluate development concept

Other Regulatory Processes

Scenario 2: (St. Joseph Hospital)
Plan Guidance: Yes
Coordinated Infrastructure Needed: Yes

Rezoning

GDP or IMP
Evaluate development concept

Other Regulatory Processes

Scenario 3: (Most rezonings)
Plan Guidance: Yes
Coordinated Infrastructure Needed: No

Rezoning

Other Regulatory Processes

Denotes required public notice
Denotes required public notice ONLY if GDP required
Proposed Large Development Process

Note: illustrative only, processes will vary by project
Example Scenarios

1. Loretto Heights (70 acres)
   - Status: master plan process underway to be adopted by City Council
   - What would have happened under the new LDR process?
     - LDR process would have concluded there is no adopted plan guidance
     - Outcome would be consistent with process underway to ensure community input on site prior to site development, rezoning, or subdivision.
Example Scenarios

2. South Sloan’s Lake GDP (25 acres)
   • Status: GDP approved in 2014 that established new vision and conceptual site plan
   • What would have happened under the new LDR process?
     • The GDP tool would not be available
     • LDR process would have concluded there is limited adopted plan guidance supporting the change.
     • Outcome likely would be a required City Council-adopted plan prior to submitting for site development, rezoning, or subdivision.
Stakeholder Process

- GDP Working Group (reconvened from 2015)
  - Community members, developers, designers, engineers
  - Developer focus group
- 50+ City staff interagency meetings
- Two INC Zoning and Planning Committee meetings
- Planning Board recommended approval unanimously 5/1/19
Interagency Integration

• The LDR tool will act as a process framework for future park land and affordable housing requirements

• Once those regulations are in place, they will provide more predictability than the current case by case approach to evaluate large projects.
Interagency Integration

• Citywide Park Land Dedication Standards
  • Department of Parks and Recreation working on citywide park land dedication requirements for some developments
  • Would apply in addition to minimum 10% open space, with exceptions for sites <10 acres
Interagency Integration

- Large Development Affordable Housing Standards
  - A multi-departmental city group is initiating a project to establish regulations for affordable housing specific to large developments.
Schedule and Contact Information

Current Schedule
• Public review draft release: 1/16/19
• Planning Board Public Hearing: 5/1/19
• LUTI: 5/14/19
• City Council Public Hearing: 7/8/19

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