Community Open House
March 8, 2017
MEETING OBJECTIVE

• Provide an overview of the project
• Gain public insight and feedback on problems associated with slot home development
• Continue public engagement
AGENDA

• Welcome (5:30pm)
• Staff **Presentation** (5:40pm)
  • Project Scope
  • Project Schedule
  • Problem Identification Statement
  • Criteria for Successful Solutions
• **Open House** (6:00pm - 7:00pm)
• Report Back (7:00-7:15pm)
• Wrap Up & Next Steps (7:15pm)
• End at 7:30pm
The Department of Community Planning & Development (CPD) initiated this project to address ‘slot home’ development citywide

- We continue to hear about issues with ‘slot home’ development
- We will more clearly identify the problem and then propose solutions
- City Council makes the final decision regarding proposed solutions for adoption of the Denver Zoning Code (DZC)
STAFF PRESENTATION
**Slot Homes**

**Are:** Any multi-unit residential developments that turn it side to the street
- Add ached side-by-side units
- Perpendicular orientation to the street
- Unit entrances and/or individual garage doors face neighboring properties or an interior court/driveway*

*Includes development built under the Garden Court form

**Are Not:** Other multi-unit developments
- Row homes with only street-facing units
- Typical apartment or condo buildings without exterior unit entrances (regardless of scale or density)
PROJECT SCOPE

- Address slot home development throughout Denver
  - Site Design
  - Building Design
  - Design Elements

- Not part of the project scope
  - Addressing architectural style (traditional vs. modern, etc.)
  - Determining appropriate density of development
  - Resolving other issues with neighborhood planning or zoning
1. Problem Identification
2. Evaluate Strategies
3. Select Strategy
4. Adopt Text Amendment
EXISTING CONDITIONS

- Urban Design
- Existing Zoning
- Slot Home Trends
TRADITIONAL DEVELOPMENT VS. SLOT HOMES

- Vehicular Parking
- Private Open Space
- Semi-Private
- Semi-Public
- Private
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DENVER ZONING CODE

• Zoning
  • Land use regulations that apply to private property
  • Does not regulate the public right-of-way (streets, sidewalks, on-street parking)

• Context/Form Based Approach
  • Sample DZC Zone District Where Slot Homes Can be Built: \textbf{G-MU-3}

General Urban Neighborhood Context \rightarrow \textbf{G-MU-3} \rightarrow 3\text{ Story Maximum Height}
Multi Unit District

• Sample Building Forms Allowing for Slot Homes: Apartment, General, Shopfront
• Sometimes: Garden Court, Row House, Duplex

• The standards for each building form create a 3-D “envelope” in which construction may occur
DENVER ZONING CODE

EXISTING CONDITIONS

Zone Districts Where Slot Homes Can be Built

- Mixed Use (MX)
- Multi Unit (MU)
- Row House (RH)
- Residential Office (RO)
- Residential Mixed Use (RX)
• How did we get here?
  • 1925: Denver's First zoning ordinance
  • 1956: Former Chapter 59 Zoning
  • 1960s-2000s: Neighborhood infill development
  • 2010: Denver Zoning Code adopted
  • Construction Defects impacts for-sale development
  • 2014: Denver Zoning Code text amendment
  • 2016: City initiates slot home evaluation project
  • 2016: Garden Court moratorium
GARDEN COURT MORATORIUM

• City Council approved a moratorium on the use of the DZC garden court building from

• Slot homes can still be built in a variety of other forms and districts

• The Slot Home Evaluation and Text Amendment project will address all zone districts and building forms
EXISTING CONDITIONS

SLOT HOME TRENDS

10 Dwellings Units
for an average development
(with some as small as 3 units
and others as large as 28 units)

60% No Front Porch
of slot homes did not
provided any sort of front
porch on the development

83% Roof Deck
provided a roof deck,
which often required a
height encroachment

FORM CHARACTERISTICS

80% of Slot Homes
are built in 3
story districts

91% are built within
1-foot of the
side setbacks

42% Provide twice the
parking required

ZONE LOT CHARACTERISTICS

12,500 SF
(MEDIAN)
ranging from as small as
5,900 SF
to 28,150 SF

128’ DEEP
(MEDIAN)
90’ WIDE
EXISTING CONDITIONS

SLOT HOME TRENDS

BUILDING FORM
- GENERAL
- APARTMENT
- ROW HOUSE
- GARDEN COURT
- SHOP FRONT
- TOWN HOUSE
- DUPLEX

ZONE DISTRICTS
- G-MU-3
- U-MX-3
- G-RH-3
- G-RO-3; G-RO-5; U-MS-2;
- U-RH-3A; U-RH-2.5; C-MX-3;
- C-MX-5; I-MX-3; E-MU-2.5

NEIGHBORHOODS
- WEST COLFAX
- JEFFERSON PARK
- HIGHLANDS
- FIVE POINTS
- CHERRY CREEK; SUNNYSIDE;
  BERKELEY; UNIVERSITY; HALE;
  CITY PARK WEST; NORTH
  CAPITOL HILL; REGIS
Typical Configuration:
A SINGLE ROW
EXISTING CONDITIONS

SLOT HOME TRENDS

Typical Configuration:
CENTER
DRIVE
Typical Configuration:

CENTER COURT/MEWS*

*Most common configuration when using the Garden Court building form
Typical Configuration: DETACHED PARKING
Slot Home Problem Identification

- Problem Identification Approach
- Problem Statement
- Criteria for Evaluation
PROBLEM IDENTIFICATION

PROBLEM ID APPROACH

• City Staff Evaluation
  • Review previous community comments
  • Survey existing slot home development

• Task Force Review
  • Evaluate issues and tour slot home development
  • Revise problem statement

• Community Review
  • Present problem statement to community
  • Finalize problem statement
The problem is new multifamily slot home construction that does not promote neighborhood objectives in five key respects.

1. Public Realm Engagement
2. Neighborhood Design
3. Building Mass and Scale
4. Vehicle-Oriented Design
5. Impacts on Neighbors
1. **Public Realm Engagement:** Many slot homes do not engage the street, sidewalk and semi-public frontages with street level activities, porches, or pedestrian entrances and transparency that are connected to habitable building areas.
2. **Neighborhood Design**: The siting, setbacks and uses contained within slot homes sometimes do not reflect the existing character or desired future conditions of the street, block and neighborhood.
3. **Building Mass and Scale:** Many slot homes do not incorporate Human Scale proportions, heights and design elements that could promote compatible mass and scale relationships among buildings, such as coordinated façade widths, height in stories, window patterns or distinction between floors.
4. **Vehicle-oriented Design:** Slot homes often incorporate visible driveways, parking areas and garage doors that negatively impact the pedestrian-oriented character of the street, sidewalk and neighborhood.
5. **Impacts on Neighbors:** Slot homes often orient their most active façade areas toward adjacent properties rather than the street and sidewalk, or include other elements such as rooftop decks, which may have negative visual or privacy impacts on neighbors.
# Criteria for Successful Solutions

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<thead>
<tr>
<th>Effectiveness</th>
<th><img src="image1.jpg" alt="Image" /></th>
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<tbody>
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<td>• Directly addresses the problem statement</td>
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<tr>
<th>Equity</th>
<th><img src="image2.jpg" alt="Image" /></th>
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<td>• Meets the needs of all stakeholders</td>
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<td>• Maintains housing options</td>
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<th>Flexibility</th>
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<td>• Allows adaptation to market conditions</td>
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<td>• Promotes creativity</td>
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<th>Predictability</th>
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<td>• Supports common expectations</td>
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<td>• Clearly ties intent to requirements</td>
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The purpose of the project is to promote multi-family infill development that engages the public realm, considers the character of the neighborhood, addresses the human scale, and minimizes vehicular and neighbor impacts while ensuring solutions that provide equity, flexibility and predictability.
Open House

• Take and agenda, pack of sticky notes and pen
• Move through the different stations in numeric order
• Provide comments and engage in discussion with other members of the public, task force members and staff members
• Additionally, comments can be provided on comment cards in addition to the posters

Reconvene at 7:00pm for a report back and summary
REPORT BACK
**Next Steps**

- Task Force will evaluate public comments to finalize problem statement & criteria
- Move into the Evaluate Strategies Phase with the task force
- Public Open House to review and provide feedback on strategies (summer 2017)
CONTINUED PUBLIC ENGAGEMENT

• Website: www.denvergov.org/slothomes
• Mailing List: Please sign up in the Sign-In Sheet
• RNO and Community Meetings
• Future Community Open House Meetings
• Task Force Meetings – All are open to the public!
• Contact us any time:
  Analiese Hock, Senior City Planner
  720-865-2607
  Analiese.hock@denvergov.org