AGENDA

5:30 - **Welcome**

Please sign-in, put a sticker on the map, grab snacks, materials and a seat

5:45 - **Staff Presentation**

6:15 - **Open House Stations**

Background Information
Mixed Use Districts
Multi Unit Districts
Row House Districts
General Comments

7:00 - **Report Back & Next Steps**

7:30 - **End**
In recent years, “slot homes” have been constructed in many neighborhoods throughout Denver, resulting in a new development pattern that can detract from the design quality and sense of community in Denver’s neighborhoods. The **Slot Home Evaluation & Text Amendment** project that has included research, analysis and public outreach to identify the problem, explore alternatives and identify tools to promote improved design outcomes in all Denver Zoning Code districts where slot homes occur. A Slot Home Task Force composed of community stakeholders is guiding the project to ensure an inclusive public process and outcomes that are:

- **Effective.** Proposed solutions should promote the established vision for the neighborhood or area and directly address one or more elements of the problem statement (described on the following board)
- **Equitable.** Proposed solutions should incorporate feedback from a wide range of stakeholders, including residents, builders and design professionals.
- **Flexible.** Proposed solutions should promote creative designs and allow property owners and builders to adapt to changing market conditions.
- **Predictable.** Proposed solutions should result in predictable, clear, outcomes for all stakeholders.

The project will culminate in proposed text amendments to the Denver Zoning Code in early 2018.

### WHAT IS A SLOT HOME?

A “slot home” is a multi-unit residential structure consisting of attached dwelling units arranged side-by-side and primarily perpendicular to the street. Slot homes can be developed in a wide range of zone districts across the city. Neighborhoods where slot homes most commonly occur are West Colfax, Jefferson Park, Highland, Five Points, Sunnyside, Berkeley and Cherry Creek.

Three typical slot home configurations are illustrated below.
City staff, the Slot Home Task force and general public contributed to development of the following Problem Identification Statement. The recommended strategy summarized on the following pages provides solutions to address the problem statement in a variety of contexts.

1. **Public Realm Engagement.** Many slot homes do not engage the street, sidewalk and semi-public frontages with street level building activities, porches, or pedestrian entrances and transparency (windows) that promote interaction with neighbors and ownership of the public realm.

2. **Neighborhood Design.** The siting, setbacks and uses (residential, commercial, etc.) within slot homes sometimes do not reflect the existing character or desired future conditions* of the street, block and neighborhood.

3. **Building Mass & 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 facade widths, heights in stories, window patterns or distinctions between building 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 facade areas towards adjacent properties, rather than the street and sidewalk, or include other elements, such as rooftop decks, which may have negative visual, solar, or privacy impacts on neighbors.

*Note that desired future conditions and neighborhood objectives are informed by the existing zoning intent statements, small area plans and citywide plans.*
Mixed use districts include Mixed Use (MX), Residential Mixed Use (RX), and Main Street (MS) zone districts.

The purpose of mixed use districts are to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods. Buildings are pulled up to the street with parking tucked behind to promote an active street frontage. Mixed use districts are focused on creating mixed diverse neighborhoods that ensure that new development positively contributes to the established residential neighborhood.
SLOT HOMES in mixed use districts

The following diagram highlights some of the problems that are common to slot homes in mixed use districts.

- Buildings commonly appear to have additional stories.
- Driveways are often a predominant site feature that detract from the neighborhood character.
- Buildings are commonly not set back from the street.
- Units are typically side-ways-facing at the street.
- Units typically lack a pedestrian entrance or entry feature (porch, patio, canopy).
The following diagram highlights some of the proposed changes that would result in the proposed urban townhouse.

- **Units oriented to the street** would promote compatible neighborhood design.
- **Buildings setback from the street** would provide space for landscaping.
- **Reduced maximum building height** would minimize the appearance of additional stories and stair enclosures.
- **Required porches or canopies** would promote ownership and interaction with neighbors.
- **Reduce drive way widths** would reduce vehicle use areas to minimize pedestrian conflict and visual impacts.
### Mixed Use District

**Existing Slot Home**

![Existing Slot Home Image]

**Proposed Urban Townhouse**

![Proposed Urban Townhouse Image]

Does the proposed **Urban Townhouse** solve the problem?

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<th>Neutral</th>
<th>Agree</th>
<th>Strongly Agree</th>
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Multi Unit districts include Multi Unit (MU) and Residential Office (RO) zone districts. The purpose of the residential districts is to promote and protect higher density residential neighborhoods within the character of the neighborhood context. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.
The following diagram highlights some of the problems that are common to slot homes in multi unit districts.

Buildings commonly lack porches or other features that highlight the pedestrian entrance.

Buildings commonly appear to have additional stories.

Buildings are often excessively set back from the street, lacking in ownership or neighbor interaction.

Driveways are often a predominate site feature that detract from the neighborhood character.

Units are typically side-ways-facing at the street.

Narrow side setbacks along side interior with entries lead to neighbor impacts.
Entry features, such as a porch, provide pedestrian scaling elements.

Units oriented to the street promote compatible neighborhood design.

Revised setbacks promote a sense of ownership and neighbor interaction.

Reducing the maximum building height in feet to minimize the appearance of additional stories and stair enclosures.

Side interior units would be setback farther allowing for entry features and reduced neighborhood impacts.

Increased build-to reduces the visibility of the driveway for a more pedestrian friendly street.

The following diagram highlights some of the proposed changes that would result in the proposed urban townhouse.
Does the proposed Urban Townhouse solve the problem?

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Row house districts include Row House (RH) and Town House (TH) zone districts. The purpose of the residential districts is to promote and protect higher density residential neighborhoods within the character of the neighborhood context. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.
SLOT HOMES in row house districts

The following diagram highlights some of the problems that are common to slot homes in Row House zone district in the Garden Court building form.

- Courtyards are often narrow and have minimal landscaping.
- Drive aisles can sometimes become a predominate site feature.
- Units are typically side-ways-facing at the street.
- Units are located to the rear of the lot, behind the units at the street in a way that is inconsistent with the character of the neighborhood.

The following diagram highlights some of the problems that are common to slot homes in Row House zone district in the Row House building form.

- Drive aisles can sometimes become a predominate site feature.
- Units are typically side-ways-facing at the street.
- Courtyards are often narrow and have minimal landscaping.
- Units are located to the rear of the lot, behind the units at the street in a way that is inconsistent with the character of the neighborhood.
The following diagram highlights some of the proposed changes that would be applied in row house districts.

- Require units to orient to the street like a traditional row house
- Eliminate the Garden Court as an allowed building form in row house districts
Does the proposed Row House solve the problem?

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Illustrative model showing existing slot home.

Illustrative model showing potential outcome of proposed rowhouse.
Waste Management System (trash/recycling/compost bins)
Accessory Dwelling Units (ADUs)
Landscaping Standards in the Right-Of-Way (Tree lawn)
Building Materials