SLOT HOME
EVALUATION & TEXT AMENDMENT

Community Open House #2
September 7, 2017
AGENDA

5:30 – Welcome
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
Does the proposed solution solve the problem?
**What are Slot Homes?**

**Are:** Any multi-unit residential developments that turns it side to the street.
WHERE DO SLOT HOMES OCCUR?

Slot homes can occur throughout the city in a variety of different zone districts. Neighborhoods where they are most commonly occur are West Colfax, Jefferson Park, Highland, Five Points, Sunnyside, Berkeley and Cherry Creek.
PROJECT PHASES

1. Problem Identification
2. Evaluate Strategies
3. Select Strategies
4. Adopt Text Amendment

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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
### Criteria for Successful Solutions

<table>
<thead>
<tr>
<th>Effectiveness</th>
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<td>• Directly addresses the problem statement</td>
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<th>Equity</th>
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| • Meets the needs of all stakeholders  
| • Maintains housing options |

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<th>Flexibility</th>
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| • Allows adaptation to market conditions  
| • Promotes creativity |

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<th>Predictability</th>
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| • Supports common expectations  
| • Clearly ties intent to requirements |
SOLUTIONS TO ADDRESS SLOT HOMES
EXISTING SLOT HOME

EXISTING CONDITIONS

PROBLEM STATEMENT

CRITERIA FOR SUCCESSFUL SOLUTIONS

TOOL EVALUATION

URBAN TOWN HOUSE

URBAN TOWN HOUSE

ROW HOUSE
Solutions By District
Mixed Use Districts

Mixed Use (MX)
Main Street (MS)
Residential Mixed Use (RX)
Mixed Use Districts

- Promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, apartment, shopfront and general buildings that clearly define and activate the public street edge

- Standards ensure new development contributes positively to established residential neighborhoods and character

- Create mixed, diverse neighborhoods intended for broader application at the neighborhood scale

-Excerpts from the Denver Zoning Code
CITYWIDE MAP OF MX/MS/RX Dist
EXISTING SLOT HOME

PROBLEM STATEMENT

TOOL EVALUATION

SELECTED TOOLS

PROPOSED URBAN TOWN HOME
EXISTING SLOT HOME IN MIXED USE DISTRICT
EXISTING SLOT HOME IN MIXED USE DISTRICT
EXISTING SLOT HOME IN MIXED USE DISTRICT
EXISTING SLOT HOME IN MIXED USE DISTRICT
EXISTING SLOT HOME IN MIXED USE DISTRICT
APPLYING TOOLS TO THE SLOT HOME

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Multi Unit Districts

Multi Unit (MU)
Residential Office (RO)
The intent 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.

-Excerpts from the Denver Zoning Code
EXISTING SLOT HOME

PROBLEM STATEMENT

TOOL EVALUATION

SELECTED TOOLS

PROPOSED URBAN TOWNHOME

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SLOT HOME IN MULTI UNIT DISTRICT
SLOT HOME IN MULTI UNIT DISTRICT
SLOT HOME IN MULTI UNIT DISTRICT

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APPLYING TOOLS TO THE SLOT HOME
APPLYING TOOLS TO THE SLOT HOME
APPLYING TOOLS TO THE SLOT HOME
APPLYING TOOLS TO THE SLOT HOME
Row House Districts

Row House (RH)
Town House (TH)
Row House Districts

• The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban 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.

-Excerpts from the Denver Zoning Code
Slot Home in Row House District
SLOT HOME IN ROW HOUSE DISTRICT
APPLYING TOOLS TO THE SLOT HOME
EXISTING OUTCOME IN ROW HOUSE
APPLYING TOOLS TO THE SLOT HOME
PROPOSED ROW HOUSE
OPEN HOUSE STATIONS

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

25min
Next Steps
CONTINUED FEEDBACK ON PROPOSED SOLUTIONS

• Review the Executive Summary or full Strategy Report Online at www.denvergov.org/slothomes

• Send comments to analiese.hock@denvergov.org

• Invite staff to attend a RNO or existing community meeting

• Mailing List: Please sign up on the Sign-In Sheet
UPCOMING PUBLIC ENGAGEMENT

• External Testing
• Office Hours
• Task Force Meetings – All are open to the public!

Contact us any time:
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