### Plan Guidance
- Various city plans outline a bold vision, and recommendations and strategies to implement the vision. The Stadium District Master Plan provides the most detailed guidance.

### Implementation
- Given the lack of development and the community’s desire for new development to address the need for housing, jobs, and recreation, the implementation of these plans has become a priority to capitalize on the momentum from the recent planning process.
- The Community Planning and Development (CPD) department is utilizing plan guidance to inform the scope of the implementation work.
- This project will ensure rules and regulations are applied in a manner that is in alignment with the Stadium District Master Plan and other city policies.

### Community Engagement
- As part of the LDR process, there is one required Community Information Meeting.
- CPD anticipates two additional Community Meetings.
- CPD anticipates at least three Advisory Committee meetings.

### Roles & Expectations
- The Advisory Committee’s role is to provide input on the city’s approaches to updated/new rules and regulations to ensure alignment with the vision, recommendations, and strategies within the plans.

### Large Development Review Process
- The Large Development Review (LDR) process establishes the framework expected of new developments to stay consistent with plan recommendations.
- The outcome of the LDR is a written framework agreed upon by multiple city agencies that coordinates the infrastructure improvements, development requirements, and other regulations that apply to the entire area proposed for future development.
- The Stadium Development is going through the LDR process.

### Rules and Regulations
- Rules and regulations focus on providing a framework for private investment through clear requirements or standards contained in zoning and design standards and guidelines.
- As part of the LDR process, CPD will evaluate all land use, development, and design issues to ensure the right tools are being used to address plan consistency.

### Types of Rules and Regulations
- **Zoning**
  - The Denver Zoning Code implements the city’s vision for the future of Denver by calibrating regulations for structures, uses, and parking by neighborhood context.
  - CPD has determined existing zoning would not fully realize the recommendations of the master plan.
  - CPD anticipates a text amendment so any new zone district(s) align with master plan land use and design policies.

- **Design Standards and Guidelines**
  - Design standards and guidelines (DSG) complement the zoning by adding context-specific rules to address more qualitative design aspects that are difficult to achieve through zoning alone.
  - CPD will create DSG for the master plan area.

### Schedule
- **Evaluation**
  - CPD will evaluate existing rules and regulations and develop a framework for proposed changes, as well as test options for creating new rules and regulations.

- **Drafting**
  - CPD will draft the framework for the text amendment and new design standards and guidelines.

- **Adoption Process**
  - CPD will take the text amendment through the adoption process with Planning Board and City Council.
  - CPD will adopt design standards and guidelines.
## Types of Agreements

### Community Benefit Agreement

A Community Benefit Agreement (CBA) is an agreement between a community organization and a developer or property owner of a new project. CBAs are an opportunity for neighbors to work together with redevelopment projects to make sure the community’s priorities are reflected. The city is not directly involved in this type of agreement.

These agreements empower community organizations and developers or property owners to approach each other with creative solutions outside of city government processes. CBAs are a newer tool in Denver, but have been successful in other cities.

**Who**
- Between a community organization and a developer or property owner

**When**
- When a project goes through a city process, like a rezoning or purchasing city-owned land

**Common Topics**
- CBAs typically focus on a project’s social and economic impacts on the surrounding community. This may include the following topics:
  - Privately-owned open space or trees
  - Affordable housing
  - Local hiring/apprenticeships
  - Wages/job quality standards
  - Community-serving businesses or spaces, like grocery stores or daycares

### Development Agreement

A Development Agreement (DA) is an agreement between the city and the developer or property owner to ensure there are commitments in place for public improvements or amenities that contribute to the city and community’s goals.

Development Agreements focus on conditions or commitments beyond standard city requirements and may also address project phasing and timing of public improvements.

For example, the River Mile redevelopment proposed in Downtown Denver included a DA to ensure the project incorporated affordable housing, open space, and infrastructure commitments beyond the requirements of city codes and policies.

**Who**
- Between the city and a developer or property owner

**When**
- When a project moves through a city process, such as a rezoning

**Common Topics**
- Parks/open space
- Streets, multimodal transportation options, and infrastructure
- Affordable housing

### Good Neighbor Agreement

A Good Neighbor Agreement (GNA) is an agreement between a neighborhood organization, like a Registered Neighborhood Organization (RNO), and a developer, property owner, or operator of a new project or business, such as a liquor/marijuana establishment.

This kind of agreement typically focuses on the relationship between immediate neighbors and a project’s physical impacts.

For example, Yates Theater wished to redevelop the Theater and obtain a liquor and cabaret license. The Theater entered into a GNA with Berkeley Regis United Neighbors RNO to agree upon enforced hours of operation, noise restrictions, parking requirements, and other items.

**Who**
- Between a neighborhood organization and a developer, property owner, or operator

**When**
- When a project applies for a liquor/marijuana license or wants to rezone the property

**Common Topics**
- GNAs typically address the design and operation of the project and its impact on the surrounding neighborhood, including:
  - Hours of operation
  - Building and site design
  - Points of contact for neighborhood communication
  - Noise restrictions
  - Parking requirements