

City and County of Denver
Community Planning & Development
Planning Services
201 West Colfax Avenue
Denver, CO 80202
www.denvergov.org

Subject: SDMP Implementation
Advisory Committee Meeting #1
Date: Tuesday, November 12, 2019
Time: 5:30-7 p.m.
Location: Raices Brewing Co. – 2060 W. Colfax Ave
Attendees: Advisory Committee Members & City staff

Attendees: Ben Chavez, Chris Parr, Dan Shah, Glenn Harper, Jeanne Granville, Jim Cobb, Jose Beteta, Justin Potter, Lesli Twarogowski, Jay Roberts, Marshall Vanderburg, Matt Sugar, Melissa Rummel, Meredith Wenskoski, Naomi Grunditz, Piper Frode, Rene Martinez Stone, Nera Martinez for Rudy Gonzales, Sue Powers, Michael Guiietz; City Staff: Elvis Rubio, Melissa Thate, Irene Aguilar, Steve Markowitz, Zach Wallace Mendez.

Meeting purpose: first meeting of the Stadium District Master Plan Advisory Committee since plan adoption to reconvene this group as the Advisory Committee for the implementation phase.

Meeting topics: City staff recapped the plan adoption process and some of the key outcomes from the planning effort. City staff then shared information on the next steps for implementation that will interface with the Advisory Committee. These next steps include establishing the rules to govern future site development, primarily related to the zoning and design standards, and possibly other topics.

Comments: City staff facilitated an exercise to obtain group feedback on three questions: 1) What would you like to learn more about regarding this implementation process?; 2) What are your concerns about what the new rules and regulations will not accomplish?; and 3) What do you feel are the most important priorities for the new rules and regulations to address? The summary below is taken from feedback received from committee members with staff responses to the first two questions.

Question #1 – What would you like to learn more about regarding this implementation process?

(answers to the committee's responses are below)

1. What is the role of this committee? Is the review of the final docs only for the applicant? No community meetings? Community Information Meeting and what we can expect to see at it. To what extent have the surrounding areas been engaged? Residents? Outreach? How can we ensure this is an inclusive process?

The role of the Advisory Committee is to provide input to ensure that updated/new zoning, design standards and guidelines, and other regulatory work closely align with the Stadium District Master Plan. In addition to the Advisory Committee, there will be broader community outreach through open houses, online surveys, review of draft documents, and public hearings that address this regulatory work. This implementation process will allow for a continued conversation and collaboration between the city, community, and property owners/developers within the master plan area.

2. #1 entertainment district?

Throughout the planning process, it was important to the community to create a complete neighborhood that provided opportunities for jobs, housing, and recreation or entertainment. Entertainment-related uses will be allowed, and even encouraged in some specific locations, to complement existing and future uses.

3. More information on design standards and guidelines (DSG).
The Advisory Committee will help guide the content of the DSG to ensure its alignment with plan policies and intended character of the built environment. Once completed, the DSG and Design Review process will provide a mechanism to evaluate proposed development in a more qualitative manner to ensure design excellence, material richness, engaging public spaces, and a variety of desired architectural outcomes.
4. Would like to see a master diagram/flowchart of all the involved processes over a time line to completion.
We will plan to share a more user-friendly graphic that addresses all the various city processes underway at the next Advisory Committee meeting.
5. Can the infrastructure master plan please include transportation connections from Auraria campus?
The Stadium District Master Plan identified a preferred mobility network. The feasibility of the proposed connections, as well as the need for additional connections, will be evaluated through the infrastructure master plan (a technical site planning and engineering process) once specific development plans are submitted. The IMP must show consistency with the master plan.
6. At what points could or would any of the steps apply to the cloverleaf?
Updated/new zoning, design standards and guidelines, and other regulatory work the city will be doing will apply to the master plan boundary, which includes the cloverleaf.
7. How does the LDR retire the existing GDP?
The existing Decatur Federal GDP still applies to the area and will not need to be amended.
8. How it dictates/affects future planning (IMP geography). For example, also zoning geography.
The Stadium District Master Plan is the foundation for any changes to zoning and the Infrastructure Master Plan (IMP) within the plan's boundaries. The Metropolitan Football Stadium District's rezoning request will likely not include the entire master plan area, and the boundaries of the IMP and design standards have yet to be determined but will include a broader area than the rezoning request.
9. How did you decide the rezoning will only be on Stadium District property?
The Metropolitan Football Stadium District has come forward to rezone their property, which will eventually be rezoned into the new zone district identified through this implementation process. The Metropolitan Football Stadium District is not required to include other properties in their rezoning application. If other properties wish to apply for rezonings they also must be evaluated for consistency with the master plan.
10. How soon after implementation will actual development occur?
We anticipate it will be several years before significant development activity occurs. This implementation process is about creating the rules to ensure when development activity occurs it is done in a manner consistent with the master plan.

Question #2 – If any, what are your concerns about what the new rules and regulations will not accomplish? (answers to the committee's responses are below)

1. How, or when in the process, can we ensure that local businesses find affordable space?
Denver Economic Development & Opportunity has a variety of programs and partnerships that may help achieve the goal of affordable business space. This will be studied further to determine the best way to implement it.

2. I am concerned we won't develop adequate affordable housing. If 16 stories are approved, when will we be able to guarantee deeply affordable housing? Large number of bedroom housing? Plan for affordable housing? Not having the levels of affordable housing that's needed.
The Stadium District Master Plan identified the need for a variety of affordable housing options and implementation efforts will be aligned with these plan policies. This implementation process will identify the level and types of affordable housing to be provided, which will be finalized through agreements before new zoning is approved for the area.
3. The physical elements stay the same, but the 'other' issues change over time – concerned about one-time shaping of framework (i.e. need for affordable housing, price points, unit sizes)
Throughout this implementation process, the city will work with the community to identify options that can be adaptable over time and build upon the master plan's recommendations to allow for flexibility over time.
4. Addressing regulations for community benefits?
Yes, addressing community benefits set forth in the master plan is a priority of these implementation efforts. There are a variety of community benefits that can be regulated in different ways. Zoning and design standards will guide land use and built form, while a development agreement can address infrastructure and other public improvements or amenities that contribute to the city and community's goals. Affordable housing will also be part of the agreements between the city and developer prior to approval of a rezoning.
5. View Plane issues?
There are several adopted city plans that have recommendations that conflict with the Old City Hall view plane height restrictions with policies supporting building heights above the view plane limitations. Resolving this conflict is explicitly stated in multiple adopted city plans. The city is analyzing existing plans and data to identify options that will best implement plan recommendations while addressing future conflicts with the view plane. The boundaries of the view plane extend well beyond the stadium district site so this is a separate but related topic.
6. Concerned about how and when a Community Benefit Agreement (CBA) will be done. Concerned about CBA.
CBAs are a new tool the city is just learning how to integrate with as part of the development approval processes. A CBA is between a community organization and a developer or property owner. The city intends to work with community organizations, and potentially with the committee, to support these efforts although the city cannot be a signatory to a CBA.
7. Addressing the community benefit in a comprehensive way with all stakeholders.
The planned, upcoming engagement with the Advisory Committee and broader community engagement is an opportunity to evaluate the best way to implement master plan community benefit policies.
8. Concerned that priorities which are not strictly land-use or zoning-based will get lost in the process (i.e. certain community services, like apprenticeship programs mentioned in plan).
City staff will support those efforts to the extent possible, as some topics may be outside of the purview of a city process and city regulations and policies.

9. If zoning is blanket for entire acreage, how do we guarantee that community benefits will be addressed in the Infrastructure Master Plan (IMP) and in site plans?

City staff anticipates community benefits as set forth in the master plan to be addressed in a few ways. The plan's policies for quality design will be addressed through design standards that are approved concurrently with the rezoning; and the rezoning has public hearings while the design standards require their own public meeting. We anticipate a development agreement finalized prior to or concurrent with the rezoning will address many of the plan's other community benefit-related policies (e.g., parks and open space, affordable housing).

10. Tie-in of the IMP with actual zoning.

The Infrastructure Master Plan (IMP) must be consistent with the zoning at the time of approval. Most of what the IMP does is establish horizontal infrastructure and development systems and does not typically address specific buildings and land uses on a site by site level.

11. Why doesn't the rezoning include the entire Stadium District Master Plan area?

The Metropolitan Football Stadium District has come forward to rezone their property, which will eventually be rezoned into the new zone district identified through this implementation process. The Metropolitan Football Stadium District is not required to include other properties in their rezoning application. If other properties wish to apply for rezonings they also must be evaluated for consistency with the master plan.

12. Rezoning of cloverleaf seems left out.

The cloverleaf is not owned by the Metropolitan Football Stadium District and is not required to be a part of their rezoning application. Prior to evaluating zoning options, there needs to be a final design and near term implementation and construction program for the cloverleaf to properly calibrate the zoning with the infrastructure and master plan policies. However, we anticipate the design standards applying to the cloverleaf area.

13. Redundant/overlapping processes with cloverleaf development.

The city has partnered with CDOT and hired consultants to develop a concept for retrofitting/replacing the cloverleaf. This implementation process is different since it will develop the city regulatory tools applicable mostly to private property, like zoning and design standards, that can/will be used to guide future development that may occur within the cloverleaf area.

14. Concerned that we don't get enough density.

The Stadium District Master Plan identified a variety of building intensities, uses, and community benefits. To achieve these, a certain level of density will be needed for them to be successfully implemented. This implementation process will ensure proposed development is aligned with plan policies and allow for a continued conversation and collaboration between the city, community, and property owner/developer.

Question #3 – What do you feel are the most important priorities for the new rules and regulations to address?

The committee provided the following comments related to this topic:

1. High-quality design that goes beyond typical zone districts and more than other city design standards and guidelines.
2. The community benefits and how will the development agreement reflect community input and those benefits.
3. Focus on local businesses.
4. Affordable commercial real estate and rentals.

5. Affordable housing, displacement (vulnerability), community benefits agreements.
6. Density, heights, affordable housing.
7. Affordability, preference for local community/neighborhood businesses and culture.
8. Tools to create equity, especially for communities of color.
9. The community benefits listed, plus parking and safe mobility, affordable housing, green spaces/parks, local hires and economic opportunity.
10. Tools to mitigate displacement.
11. Setting up a process for accountability and goal tracking over time.
12. Shared parking and quality open space.
13. Site access and general infrastructure – including parks, river access, etc.
14. River activation.
15. Parking (creating enough to avoid impact to surrounding neighborhoods).
16. Seamless with adjacent neighborhoods.
17. Prioritize architectural attractiveness, design standards and guidelines.
18. Strike a good balance on prescriptiveness of zoning for specific sites.