EAST CENTRAL AREA PLAN
Steering Committee Meeting
November 9, 2017
6:00PM – 8:00PM
Tears McFarlane House
<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 6:00-6:10</td>
<td>Approval of October Meeting Summary</td>
<td>Confirm or make edits to meeting summary</td>
</tr>
<tr>
<td>2 6:10-6:55</td>
<td>Overview of Sherman Street Redevelopment proposal (Tryba Architects)</td>
<td>Learn about a significant redevelopment proposal and the regulatory tools that affect it.</td>
</tr>
<tr>
<td>3 6:55-7:40</td>
<td>Regulatory Tools Overview and Discussion (Scott Robinson and Abe Barge)</td>
<td>Understand how different zoning tools are used to shape neighborhoods, the processes for applying them, and how the East Central area is currently regulated.</td>
</tr>
<tr>
<td>4 7:40-7:50</td>
<td>Approval of Community Destinations Map</td>
<td>Confirm locations for the community to participate in the Urban Quality Scorecard analysis.</td>
</tr>
<tr>
<td>5 7:50-8:00</td>
<td>Homework Assignments</td>
<td>Update on existing homework: Underrepresented outreach; Yes Magazine readings and assignment for November.</td>
</tr>
</tbody>
</table>
Regulatory Tools Summary

- Zoning Code Overview
- Tools
- Study Area
General Process

**Phase I (6-8 Months)**
- Understand the Area
  - Assets
  - Issues
  - Trends

Objective: Identify Key Opportunities

**Phase II (8-10 Months)**
- Establish a Vision
  - Comprehensive
  - Long Term
  - Measurable

Objective: Prioritize & Design Community Investments

**Phase III (6-8 Months)**
- Develop Recommendations
  - Regulations
  - Financing
  - Partnerships

Objective: Propose Policies and Tools to Achieve Vision
Implementation Tools

- Regulatory
- Finance
- Partnerships
Denver Zoning Code

- Adopted 2010
- Context
- Building Form
- Intensity
Building Forms

Urban (U) Neighborhood Context
Zone Districts: Max Number of Primary Structures per Zone Lot | Building Forms

<table>
<thead>
<tr>
<th>RESIDENTIAL ZONE DISTRICTS</th>
<th>Suburban House</th>
<th>Urban House</th>
<th>Duplexes</th>
<th>Town House</th>
<th>Garden Court</th>
<th>Row House</th>
<th>Apartment</th>
<th>Drive-Thru Services</th>
<th>Drive-Thru Restaurant</th>
<th>General</th>
<th>Streetfront</th>
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</thead>
<tbody>
<tr>
<td>Single Unit (SU)</td>
<td>1*</td>
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<td>U-SU-A, B, C, E, H</td>
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<td>U-SU-A1, B1, C1, E1, H1</td>
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<td>U-SU-A2, B2, C2</td>
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<td>Two Unit (TU)</td>
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<td>Rowhouse (RH)</td>
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Not to Scale.
## Zone Districts

<table>
<thead>
<tr>
<th>Context</th>
<th>Primary Form/Character</th>
<th>Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C</strong></td>
<td><strong>MS</strong></td>
<td><strong>5</strong></td>
</tr>
<tr>
<td>Urban Center</td>
<td>Main Street</td>
<td>5-story</td>
</tr>
<tr>
<td><strong>U</strong></td>
<td><strong>TU</strong></td>
<td><strong>B</strong></td>
</tr>
<tr>
<td>Urban Neighborhood</td>
<td>Two-Unit</td>
<td>4,500 SF lot size</td>
</tr>
</tbody>
</table>
Rezoning Process and Timing

An overview of a typical rezoning process.

**Timeframe**

1. 2 weeks
2. varies
3. 2 weeks
4. 4 weeks (varies)
5. 3-4 weeks
6. 1 week
7. 1 week
8. 4 weeks
9. Public Hearing
10. Public Hearing

*This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.*

In recent years, approx. 200 properties request pre-app reviews and City Council approves approx. 40-50 rezonings annually.
Text Amendment Process

1. Initiated by Council or Manager of CPD
2. Internal review
3. Public review draft published
4. Planning Board public hearing
5. Council committee
6. City Council public hearing
General Rezoning / Text Amendment Criteria

Criteria Applicable to All:

• Consistency with adopted plans
• Uniformity of district regulations and restrictions
• Public health, safety, and general welfare

Additional Criteria for Quasi-Judicial:

• Justifying Circumstances
• Consistency with neighborhood context description, zone district purpose and intent statements
Potential Tools

• Zone Map Amendment
• Text Amendment
• Conservation Overlay
• Design Overlay
• Incentive Overlay
• View Plane
• Historic District
Zone Map Amendment

- Rezoning to change **allowed uses**, such as from a Multi-Unit zone district to a Single-Unit zone district or vice versa
- Rezoning to change **allowed height**, such as from a 3 story zone district to a 5 story zone district or vice versa
- **Overlays** are also rezonings
Zone Map Amendment

**Owner-Initiated**

- Plan indicates what zoning is appropriate
- Property owners apply for rezoning when they want to redevelop
- Some properties may never rezone

**Comprehensive**

- Council or CPD initiate rezoning
- All properties are rezoned simultaneously
- Does not guarantee redevelopment
- Can create non-conformities
Text Amendments

When goals of the plan cannot be met with existing zone districts

• Change to existing zone districts
• Creation of new zone districts
Text Amendments

Example: Arapahoe Square

• Northeast Downtown Neighborhood Plan (2011) called for new building forms

• Text amendments were adopted in 2016
Conservation Overlay

- Area specific standards that will facilitate maintenance and protection of the area’s existing character
- Requires both Text Amendment and Map Amendment
- Text Amendment creates regulations in the Denver Zoning Code
- Map Amendment (rezoning) applies overlay to properties
Review Criteria

Criteria for Conservation Overlay

1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or

2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.
Conservation Overlay

Example: Krisana Park
Design Overlay

A. To implement land use and urban design recommendations and standards set forth in neighborhood or small area plans, which plans have been adopted as part of the Comprehensive Plan;

B. To reinforce the desired character for newly developing or redeveloping areas.

C. To provide uniformity in the design standards applicable to arterial streets or to river corridors having varied underlying zoning;

D. To provide uniform standards for mitigating the impact of more intensive uses adjacent to less intensive uses;

E. To provide for the enactment of urban design standards for specific segments of designated parkways and boulevards, and areas with cohesive design characteristics; and

F. To implement design standards in a geographically specific area or multiple areas or districts with similar conditions and objectives throughout the city.
Design Overlay

Example: South Sloan’s Lake

- West Colfax Plan (2006) called for additional regulations regarding transitions
- **South Sloan’s Lake (DO-5)** (2015) provides design guidance on building height to create a transition from new higher-intensity development to surrounding lower-intensity residential neighborhoods
Proposed 38th & Blake Station Area Incentive Overlay Text Amendment
Project Scope & Objectives

- Implement Adopted 38th and Blake Station Area Plan Height Amendments
- Promote taller building height to support transit
- Ensure that increased height/density provides specific community benefits
- Promote greater design quality
- Establish the river as an amenity
- Integrate affordable housing
Overlapping Neighborhood Plans Adopted from 2003-2015


2016-2017 Plan Implementation Effort Proposes Zoning Overlays. Projected Adoption 2/2018
Sponsor & Community Partners

- Zoning code text and map amendments sponsored by Council President Albus Brooks
- Developed in consultation with RiNo Art District and community stakeholders
- Community open houses
- Stakeholder meetings (6x+)
Overview of Project Components

38th & Blake Incentive Overlay
Implements plan vision for height/community benefit
Relates to citywide linkage fee program
Applies to station area
Adopted Building Height Policy

2003-2014: Initial Height Vision
2015-2016: Planning Process Results in Vision for Increased Height
2016-2017: Plan Implementation Through Zoning Overlays

Future Building Height Map Adopted by City Council Fall 2016
For More Information

www.denvergov.org/38blake

Additional Questions & Comments
abe.barge@denvergov.org
andrew.webb@denvergov.org
View Plane Example:
Elevation illustration of limitations of construction heights

Allowable Building Elevation
Reference Point w/ Base
Elevation
Distance from Reference Point

View Plane
View Plane

Slope formulas can be found in individual ordinances in Denver's Revised Municipal Code

Finished grade (ground level)
View Plane

- Adopted by City Council ordinance
- Can be modified/rescinded by Council
- Planning Board may grant variances

“As will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of the View Plane Ordinances would result in unnecessary hardship”
Historic District

- Designate, preserve, and protect
- Foster civic pride
- Stabilize and improve the aesthetic and economic vitality
- Promote good urban design

Maintain its historic and physical integrity

AND

Meet two of the following three designation criteria:
1. History
2. Architecture
3. Geography

AND

Relate to a historic context or theme
Historic District

- Pre-application meeting with staff
- Neighborhood Outreach
  - Contact City Council member
- Submit designation application
- Staff review
- Landmark Preservation Commission Public Hearing
- Denver Planning Board
- City Council Public Hearing
  - Ordinance tied to a map
  - Ordinance includes
    - Period of Significance
    - List of Contributing Structures
**Historic District**

**DESIGN AND DEMOLITION REVIEW:**

- Properties designated “as is”
  - No required improvements
- Preserve historic character of the district
- Design review ONLY required for exterior changes tied to building or zoning permits
  - No review of work on interiors
  - No review of exterior paint colors
  - No review of general maintenance
  - Building is not frozen in time
  - Objective design review process
- Demolitions highly discouraged

About 6,600 buildings (~4% of all structures) in Denver are designated as historic (districts and individual buildings)

**The Curtis Park Historic District** preserves one of the city’s oldest residential neighborhoods and reflects the wide range of social and economic backgrounds of those that historically resided in the area, represented by the diverse size and types of homes in the neighborhood.

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**Environmental Sustainability & Historic Properties (continued)**

- On a site with roof plan shown in the diagram, roof-mounted solar panel should be located on the roof at the front of the roof length. The collectors illustrated above do not represent roof design. They are located on the front 1/3 of the roof length.

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**STANDARDS FOR SUSTAINABILITY**

**GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY** (Continued)
## Summary

<table>
<thead>
<tr>
<th>Zoning Amendment</th>
<th>Overlay</th>
<th>View Plane</th>
<th>Historic District</th>
</tr>
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<tbody>
<tr>
<td>Changes the fundamental rules and procedures that apply to construction and use of property</td>
<td>Establishes specific zoning tools that encourage desired character, uses, or other goals</td>
<td>Limits building heights to protect specific views</td>
<td>Establishes a design review process to ensure new buildings and significant changes to existing buildings preserve the historic character of a neighborhood</td>
</tr>
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## What Can Each Tool Do?

<table>
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</table>
| - Changes the permitted uses in the zone district  
- Changes the standards that apply to construction including building form and site design | - Modify limitations on permitted uses  
- Modify building form and design standards  
- May include new restrictions and standards  
- May include incentives | - Set maximum height for buildings | - Properties are designated “as is”  
- Designated properties are subject to design review under Design Guidelines for Denver Landmark Structures and Districts  
- Discourages demolition  
- Makes property eligible for State tax credits |
<table>
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</tr>
</thead>
<tbody>
<tr>
<td>• Prevent demolition</td>
<td>• Change the permitted uses in the underlying zone district</td>
<td>• Control building form or siting</td>
<td>• Change the permitted uses in the underlying zone district</td>
</tr>
<tr>
<td>• Approve a site-specific development plan</td>
<td>• Add new review procedures or review bodies (like boards or commissions)</td>
<td>• Control permitted uses</td>
<td>• Implement zoning requirements, such as a specific height limit</td>
</tr>
<tr>
<td></td>
<td>• Prevent demolition</td>
<td>• Prevent demolition</td>
<td>• Require design review for work on interiors, exterior paint colors, or general maintenance</td>
</tr>
</tbody>
</table>
How do the Tools Apply to East Central Today?
Max Heights
Existing Heights
Mismatch Existing / Entitled

Buildings by number of stories below entitlement
- above entitlement
- 1 story
- 2 - 3 stories
- 4 - 18 stories
- 19 - 32 stories
Existing Overlays

Overlay District
- DO-1
- OD-1
- OD-9
- UO-1
- UO-2
- UO-3

UO-1, UO-2, DO-3
Existing View Planes

- **view plane origin**
- **view plane**
Existing Historic Districts
Summary

• These are existing tools that can be used to implement the plan vision
• Not all must be used
• New tools can be created
• There are also Financial and Partnership tools that will be covered at upcoming meetings