RNO Update

Presentation by:
Analiese Hock, Senior City Planner
**What are Slot Homes?**

**Are:** Any multi-unit residential developments that turn it side to the street.

- **mid-block or corner-lot drive aisle between units**
- **attached garages below each unit**

- **mid-block center pedestrian access**
- **attached garages below each unit**

- **mid-block side facing row homes**
- **attached garages below each unit**
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.
Phase 1 – Problem Identification

Purpose: Identify the problem with slot home development

• 3 Task Force Meetings
• 1 Public Open House
• Final Problem Identification Report
  (online at www.denvergov.org/slothomes)
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>
<th><img src="image1" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Directly addresses the problem statement</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Equity</th>
<th><img src="image2" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Meets the needs of all stakeholders</td>
<td></td>
</tr>
<tr>
<td>• Maintains housing options</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flexibility</th>
<th><img src="image3" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Allows adaptation to market conditions</td>
<td></td>
</tr>
<tr>
<td>• Promotes creativity</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Predictability</th>
<th><img src="image4" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Supports common expectations</td>
<td></td>
</tr>
<tr>
<td>• Clearly ties intent to requirements</td>
<td></td>
</tr>
</tbody>
</table>
PHASE 2 – EVALUATE STRATEGIES

Purpose: Determine which tools would address the Problem Statement most effectively.

• 2 Task Force Meetings
• Consultant memo on peer Cities
• Draft Strategies Report
• Internal Staff Work sessions
PHASE 3 – SELECT STRATEGY

Purpose: Select a package of tools and specific standards to apply to slot home development.

• 3 Task Force Meetings
• 1 Public Open House
• External Testing on proposed strategy
• Final **Strategy Report**
  (online at [www.denvergov.org/sloithomes](http://www.denvergov.org/sloithomes))
STRATEGIES TO ADDRESS SLOT HOMES
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
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
APPLYING TOOLS TO THE SLOT HOME
APPLYING TOOLS TO THE SLOT HOME
PROPOSED URBAN TOWNHOUSE
Multi Unit Districts

Multi Unit (MU)
Residential Office (RO)
Multi Unit Districts

- 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
SLOT HOME IN MULTI UNIT DISTRICT
SLOT HOME IN MULTI UNIT DISTRICT
SLOT HOME IN MULTI UNIT DISTRICT
SLOT HOME IN MULTI UNIT DISTRICT
SLOT HOME IN MULTI UNIT DISTRICT
APPLYING TOOLS TO THE SLOT HOME
APPLYING TOOLS TO THE SLOT HOME
APPLYING TOOLS TO THE SLOT HOME
PROPOSED URBAN TOWNHOME
COMPARISON
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
Applying Tools to the Slot Home
EXISTING OUTCOME IN ROW HOUSE
Applying Tools to the Slot Home
PROPOSED ROW HOUSE
TIMELINE

• November:
  • Strategy Report Released
• December 2017:
  • Community Outreach (RNO/Interested Group Presentations)
• January 2018:
  • Release Public Review Draft
  • Continued Public Outreach
• March 2018:
  • Planning Board
• May 2018:
  • City Council Public Hearing
• Implementation
Additional details about the proposal can be found in the Strategy Report or Strategy Overview online at:

www.denvergov.org/slothomes

Contact us any time:
Analiese Hock, Senior City Planner
720-865-2607
Analiese.hock@denvergov.org