



DENVER
THE MILE HIGH CITY

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Planning Board Information Item Memo

TO: Denver Planning Board, Joel Noble, Chair
FROM: Deirdre Oss, AICP, Senior Development Project Administrator
Stephen Wilson, AICP, Senior Development Project Administrator
DATE: May 3, 2023
SUBJECT: Large Development Framework Process and Approvals Update

Per the [Large Development Review \(LDR\) Rules and Regulations](#), Staff provides periodic updates to inform the Board of recently approved Large Development Frameworks completed in anticipation of future development. In some cases, specific project Frameworks generated as part of the LDR process may include steps requiring further consideration by the Denver Planning Board.

LDR Background and Overview

In July 2019, the City Council adopted new regulations within the Denver Zoning Code (DZC) pertaining to the review of certain large developments. The regulations enacted new tools to review and analyze large development sites; Large Development Review (LDR), Infrastructure Master Plans (IMP) and Open Space requirements for Large Developments. Per Article 12.4.12, Large Developments are defined as sites that are large or otherwise require a more coordinated inter-agency development review process.

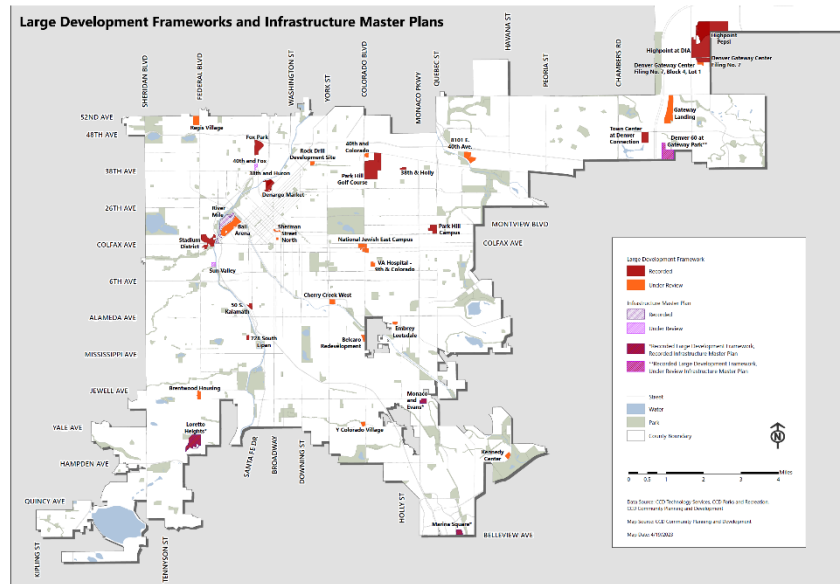
The trio of regulations effectively replaced the General Development Plan (GDP) process in the Former Chapter 59, which was repealed in the same City Council action and resulted in a shift in how large developments are analyzed with a focus on implementation of adopted plans.

The Development Services Neighborhood Team facilitates the LDR process as well as key large development implementation steps following the approval of LDR. Much of the work is focused on reuse and redevelopment of existing parcels, many of which are complicated by existing infrastructure and natural environment characteristics (i.e., rivers and creeks). The review of large developments – even if not facilitated through the DZC initiated process, still contemplates the same critical questions:

- How do we ensure development meets the desired outcomes expressed in our adopted city plans?
- How do large scale developments affect the surrounding infrastructure network, housing, open space, and employment opportunities?
- What review processes are required for large development proposals and how are those processes sequenced to provide the most efficient and predictable outcome?

2023 Update

With 3.5 years of LDR implementation history, including an evolving response to the COVID-19 pandemic, the LDR process continues to provide a predictable structure for review of proposed development on large sites over time, focused on implementation of city-adopted plans and achieving equitable outcomes. These sites have the biggest impact to the city's existing infrastructure and the best opportunity to support equitable outcomes to support the community.



LDR project sizes vary, with an average of 32 acres. The largest sites like High Point Pepsi and Park Hill Golf Course are less common, both facilitating the need for creation an amendment to the applicable area plan. The largest projects are best to demonstrate why LDR is crucial to frame subsequent entitlement for infrastructure and open space, and they more opportunity to work with development teams and property owners for alignment with the city's goals regarding housing, green infrastructure, economic development and sustainability. LDR provides a more in-depth opportunity for project advocates to respond to the city's housing crisis, economic development opportunities, sustainable development, more green infrastructure, and better multimodal connectivity to create more opportunity for everyone to work, live, play and stay in Denver.

Planning and implementation toward desired outcomes takes time. Predictable development outcomes for some of Denver's most successful projects have been based on extensive of planning for land use and infrastructure, the most significant example being the redevelopment of Denver's old airport into the Central Park neighborhood. Prior to rezoning and pulling permits, comprehensive city planning for infrastructure, utilities, connectivity and land use was decades in the making and provided a foundation for future permitting entitlements. Similarly, but in much less time, the city's Blueprint Denver, neighborhood and area planning efforts result in adopted city plans that provide the foundation for LDR frameworks, infrastructure master plans and rezonings for large sites.

A Multidisciplinary Forum While LDR does not provide a forum for negotiating city standards or creating new standards, it does provide a forum with an intentional multidisciplinary team engaged from the start to understand how projects will impact the community and to align the right city resources to identify solutions and requirements to achieve city goals. LDR results in better development outcomes and is still the best tool the city has to address large multi-phase projects. LDR Frameworks and the subsequent development entitlement processes provide the opportunity for strategic open space planning, pedestrian-scale block sizes and streetscapes, complete streets and review of equitable outcomes that create an overall benefit to the existing and future community.

Approved Large Development Frameworks

To date, there have been 108 projects vetted for Applicability for the LDR process, with 36 of those identified as requiring completion of the LDR process, and to-date 22 completed LDR Frameworks.

Project Name	Location	Acreage	Approved/Recorded
<u>Loretto Heights</u>	Federal and Dartmouth	70	January 2020
<u>Denargo Market</u>	29 th and Brighton	12.97	May 2020/Am. November 2020
<u>Camden Yards</u>	50 S. Kalamath	6.05	April 2020
<u>Town Center Denver Connections</u>	SW Corner of Green Valley Ranch and Pena Boulevard	32.15	May 2020
<u>Stadium District</u>	Mile High Stadium – South Lots	55	April 2020
<u>2150 S. Monaco-Kmart Redevelopment</u>	Southeast corner of Evans and Monaco	13	September 2020
<u>*Marina Square</u>	Belleview and Ulster	13	October 2020
<u>728 S. Lipan St</u>	728 S Lipan St – Affordable housing for veterans	5.14	May 2021
<u>Denver 60</u>	48 th and Telluride	60.1	July 2021
<u>High Point Pepsi</u>	6972 Argonne Street & 19300 E. 72nd Avenue.	184	July 2021
<u>38th and Holly</u>	38 th and Holly	6	September 2021
<u>5301 E Leetsdale Drive</u>	Multifamily apartment	5.07	September 2021
<u>*303 Artway North</u>	at 40 th and Colorado	6.7	November 2021
Urban Land Conservancy			
<u>*64th and Dunkirk</u>	64 th and Dunkirk	21.06	November 2021
<u>*Johnson and Wales – Park Hill Campus</u>	Quebec and Montview	25.28	December 2021-est
<u>Pena Station North</u>	71 st and Tower	64	May 2022
<u>Gateway Villages</u>	63 rd and Argonne	6.27	June 2022
<u>Regis Village</u>	Federal and 50th	27	October 2022
<u>*Cherry Creek West</u>	University and 1 st Avenue	12.52	December 2022
<u>Park Hill Golf Course</u>	Colorado Blvd and 35 th Ave	155	November 2022
Ball Arena	Auraria/Speer	55	March 2023
Kennedy Center	Hampden and Girard Ave.	8.3	Anticipated May 2023