

City & County of Denver

Large Development Review Process

Stephen.Wilson2@denvergov.org

Community Planning & Development (CPD)

Community Planning & Development is responsible for working with Denverites from all walks of life to **guide growth** and build community through safe and sustainable development.

Our Work

At Community Planning and Development, we collaborate with Denver's residents to help guide the city's growth, enhancement and preservation. Our staff prepares visioning plans, land use regulations, and codes. We also review, permit, and inspect development across the city. This work is done to ensure the city's built environment is safe, sound and meets the community's needs.



City Planning

Learn about Denver's vision for an inclusive, connected, healthy city, as well as neighborhood planning, implementation efforts, urban design and transit-oriented development.



Plan Review, Permits, and Inspections

Start here to get complete information for all types of construction projects, including commercial and residential development.



Welcome to E-permits

Access Denver's online permitting and licensing system, view tutorial videos and FAQs on how to submit applications, search for permit records and more.



Building and Fire Codes

View Denver's Building and Fire Code, code policies and guides, and learn about work to keep codes current and in line with international standards.



Denver Zoning Code

View the Denver Zoning Code, the Former Chapter 59 zoning code, and related zoning code interpretations, and learn about text amendments to the city's zoning code and rezonings.



Contractor Licensing

Get information on contractor licensing and supervisor certificates for construction, trades, and right-of-way work in Denver.



Landmark Preservation

Get information about design review for historic properties and learn about Denver's preservation program, including landmarks, designations under review, and resources for property owners.



Boards and Commissions

Find information for the Denver Planning Board, Landmark Preservation Commission, appeal boards, design review boards, and more.



Contact us

Contact us

Make an appointment to visit in person, find phone and email contacts for divisions and staff, or make a public records request.

Large Development Review

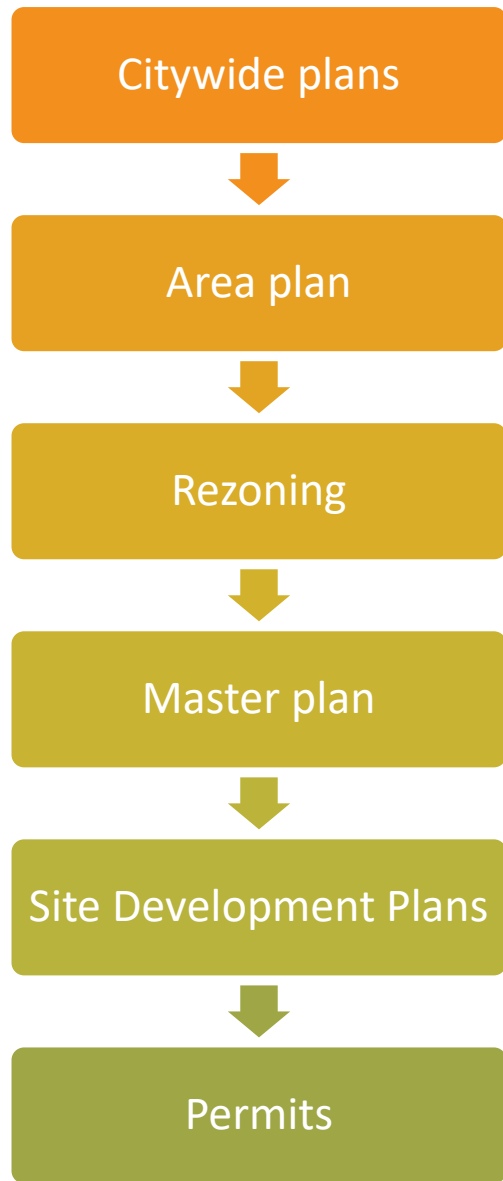
- Implements City Council adopted plans
- Provides an opportunity to identify issues early in the process
- Provides information to the community
- Creates a framework for coordinated development



Small Area Plan

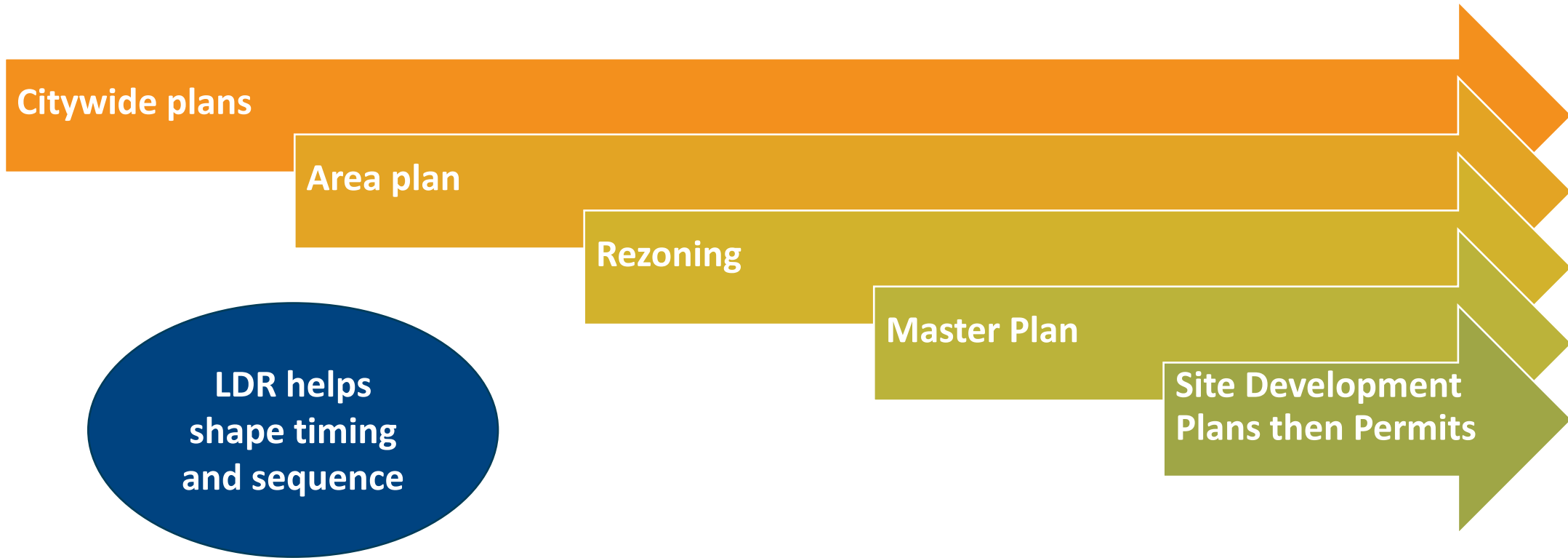
- Brings communities together to identify a vision for an area and provide recommendations on how to achieve that vision.
- Provides a level of analysis, detail, and guidance on issues affecting local areas that citywide plans cannot. They help implement citywide plans at a local level.





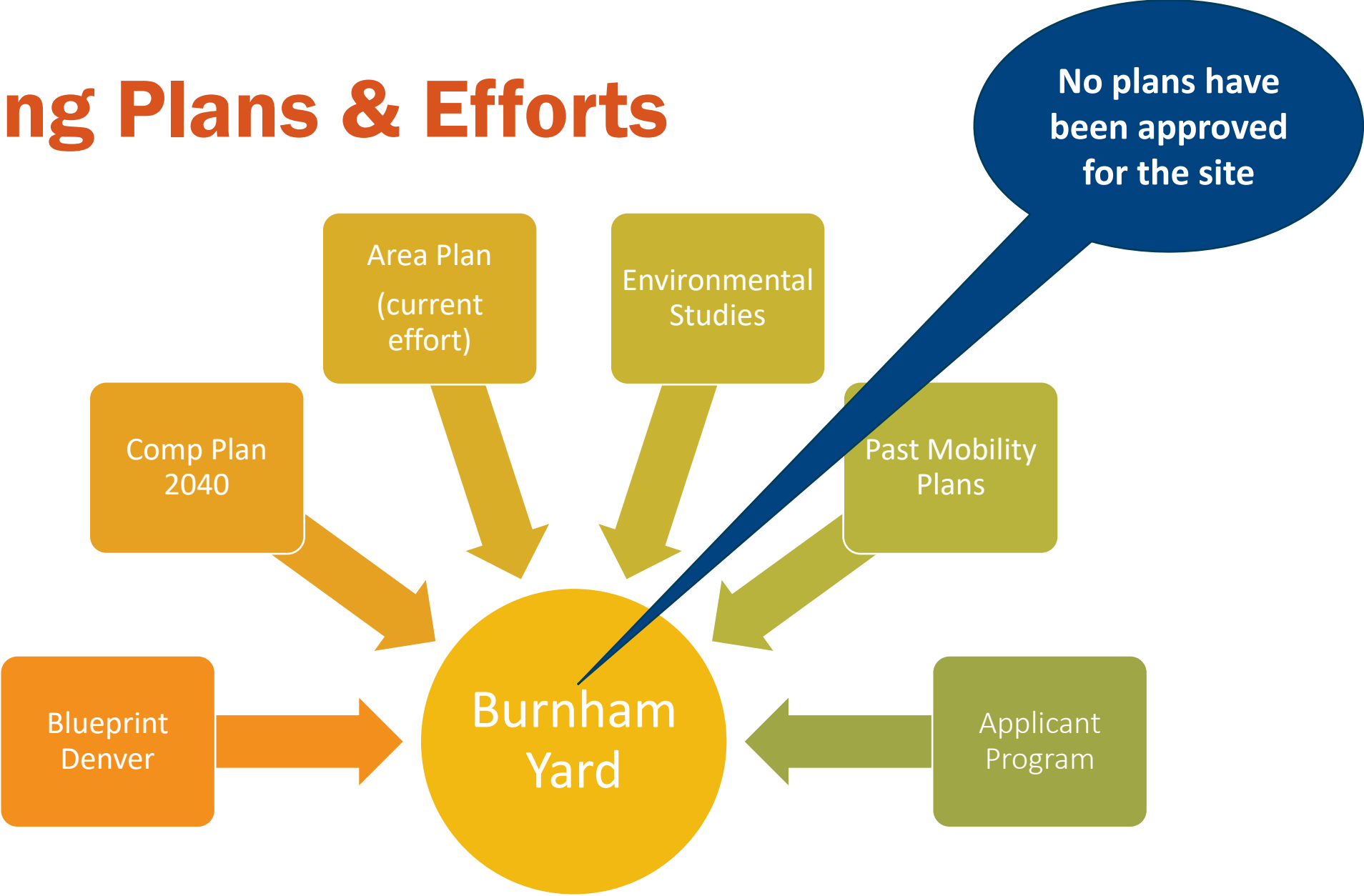
Planning and development ideally moves from:

- broad → specific
- citywide → individual sites



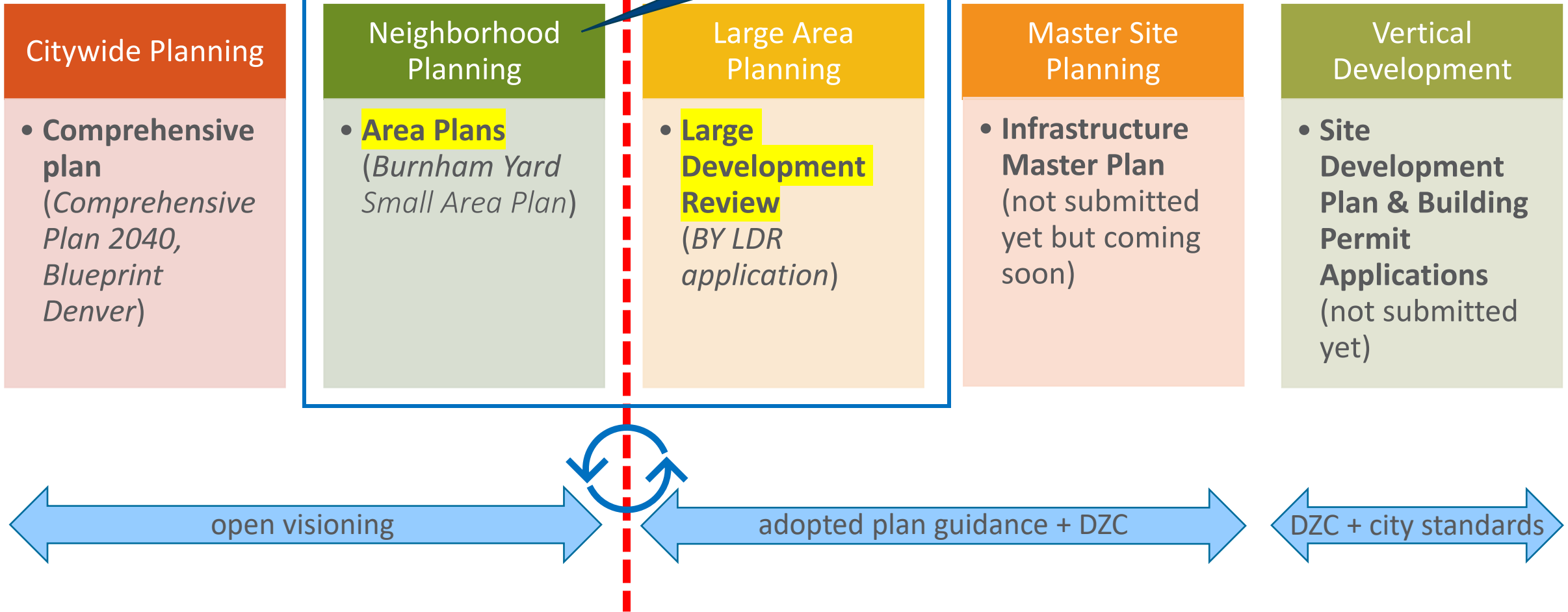
Often, planning and development occur with overlapping processes

Existing Plans & Efforts



Guiding Growth

Sometimes LDR prompts the need for an area plan (e.g. Loretto Heights)



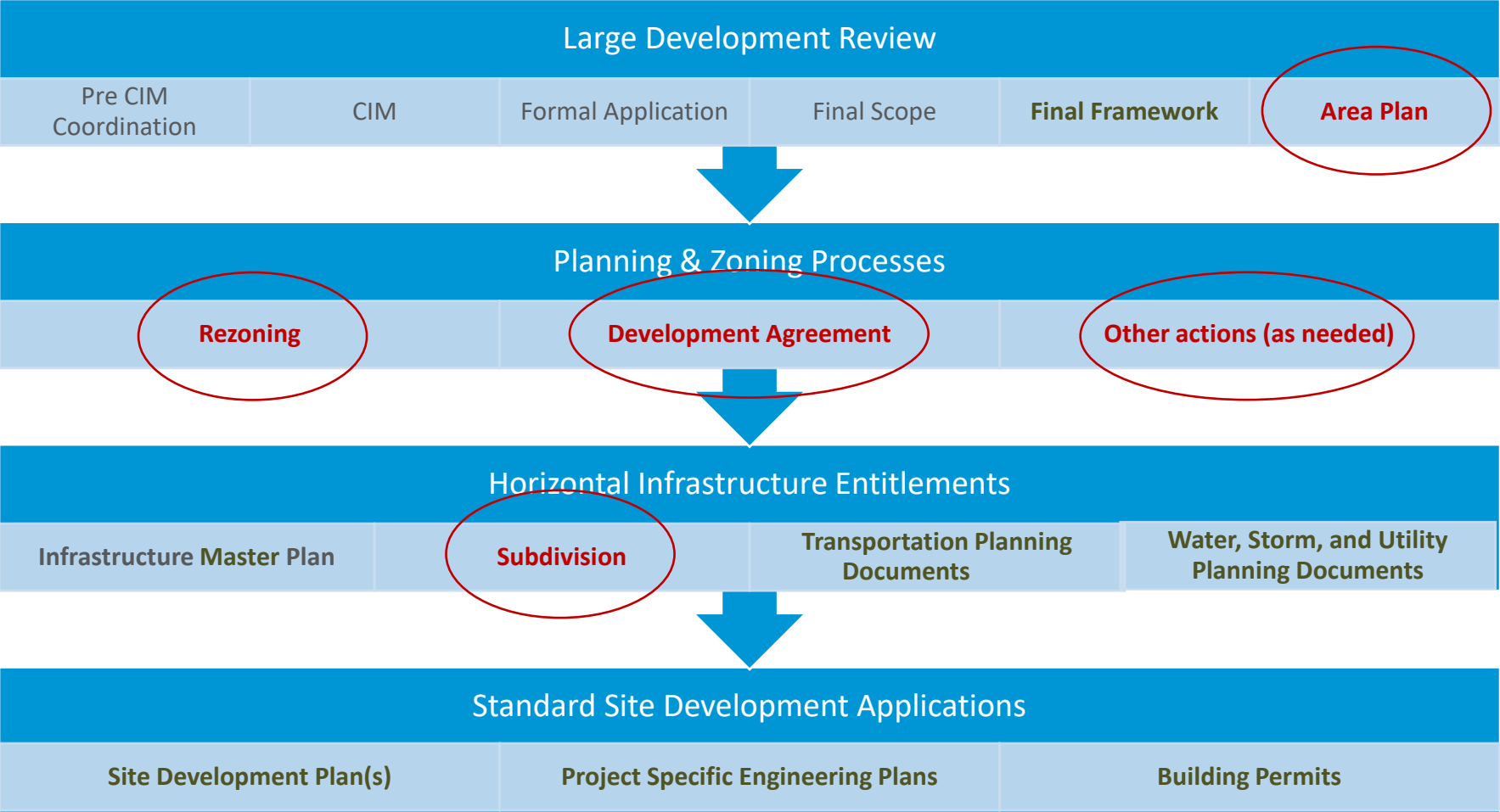
Difference between SAP and LDR



Small Area Plans (SAP) are policy documents that guide future development decisions in specific geographic areas. Plans are developed in partnership between the city and community and become adopted by City Council. They identify the community's priorities on important topics like land use, mobility, quality-of-life, and public space.

Large Development Review (LDR) is a coordinated site planning process between a developer and the city for large developments. LDR provides clear direction on how projects are expected to meet Denver's priorities and follow established review processes.

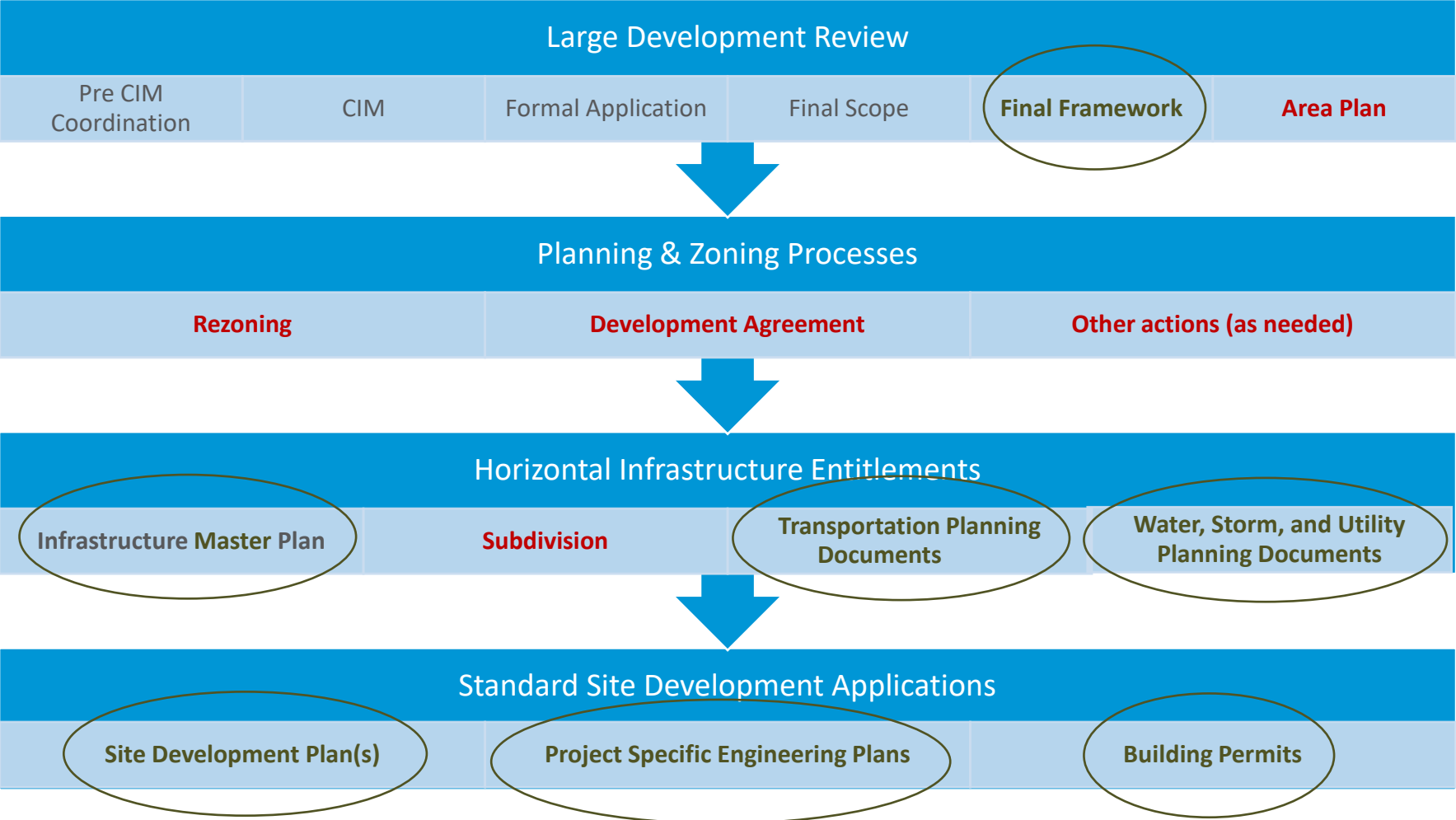
Guiding Growth



***City Council Decision**

***Administrative Decision**

Guiding Growth

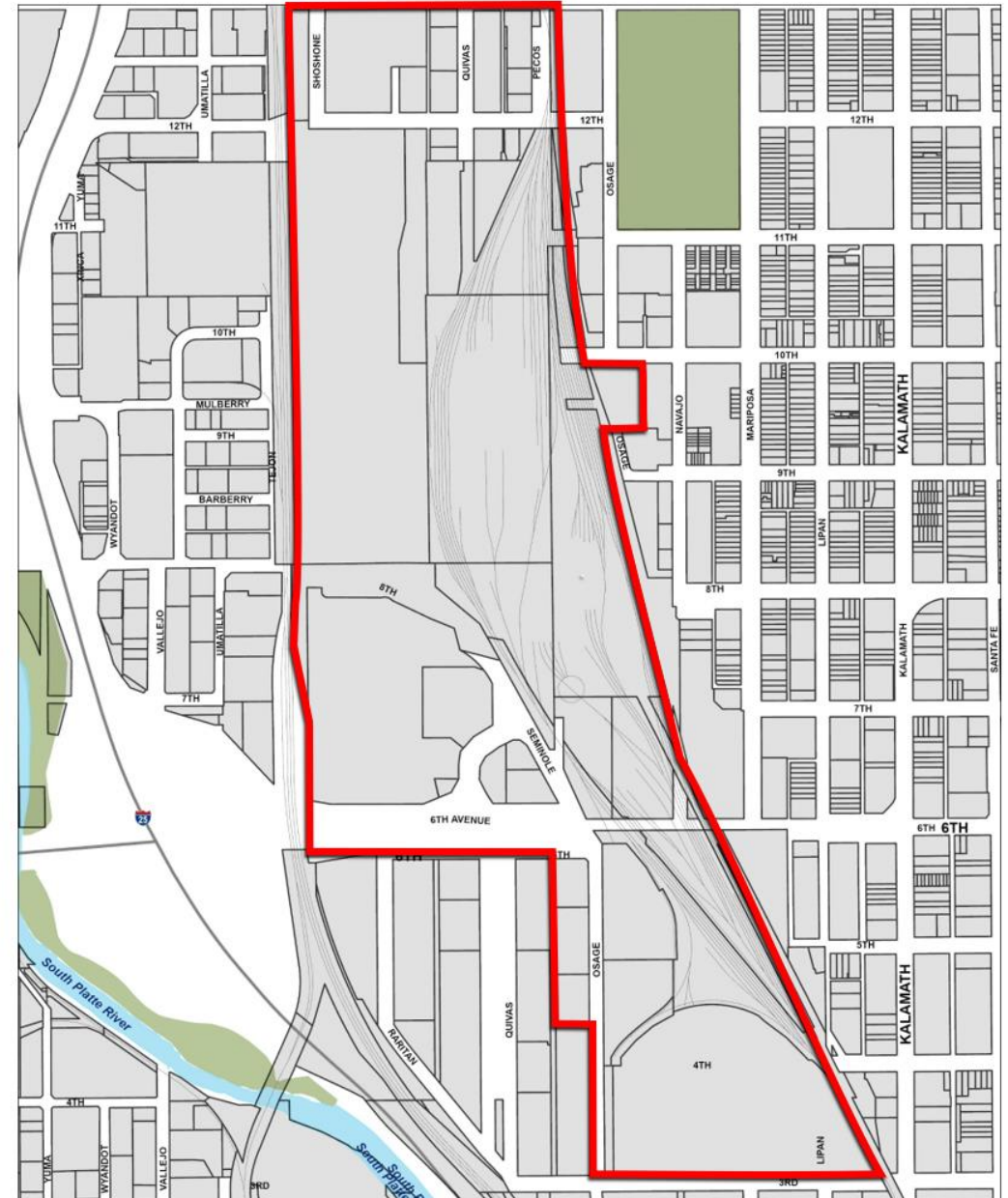


***City Council Decision**

***Administrative Decision**

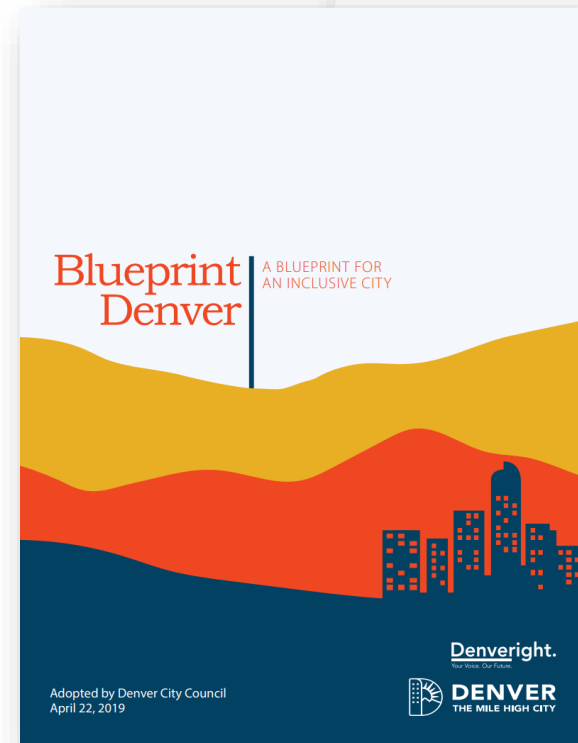
Site

- ~150 acres
- Some properties may not be included in the final Framework
- Ex. Zoning: Industrial, Industrial Mixed-Use
- Proposed Zoning: TBD
- Stadium and surface parking are currently allowed by the existing zoning.



Citywide Plans

- Blueprint Denver 2019
- Comprehensive Plan 2040
- Denver Moves
- Game Plan for a Healthy City



Plan Guidance – Blueprint Denver

Complete Neighborhoods and Networks

Blueprint Denver's vision and goals are realized through the planning and implementation of complete neighborhoods connected by a complete multimodal transportation network.

Complete Networks

Denver will have a complete multimodal transportation network across the city to provide more choices to get to our jobs, schools, homes and leisure activities.

Elements of a Complete Network

Pedestrian Network

All streets are designed to prioritize people walking, including those using mobility devices. Certain streets can be further enhanced to create vibrant public spaces.

Bicycle Network

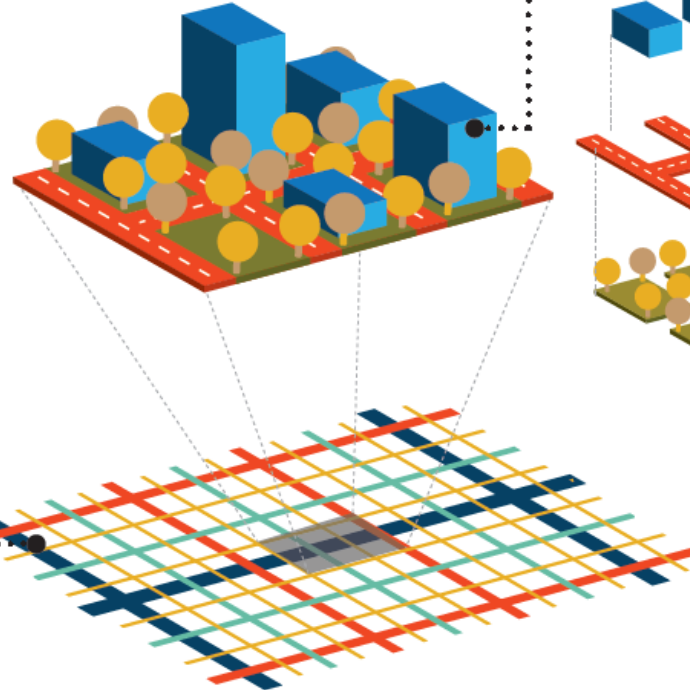
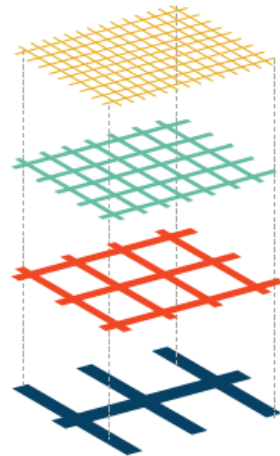
Bicycle priority streets prioritize comfort and convenience for people biking.

Transit Network

Transit priority streets create a complete local transit network that complements the regional rail network.

Auto and Goods Movement

The network that promotes efficient auto and goods movement. Vehicle technology and how goods are delivered and received are rapidly changing.



Complete Neighborhoods

Denver will be composed of complete neighborhoods accessible to everyone, regardless of age, ability or income.

Elements of a Complete Neighborhood



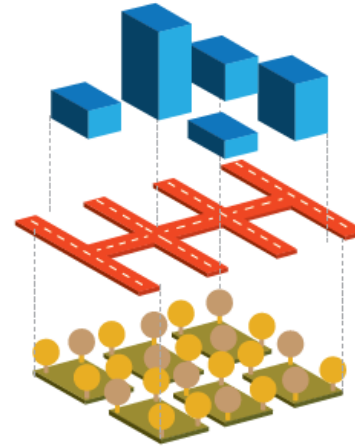
Enhance the character and quality of neighborhoods.



Connect people to the neighborhood places where they live, work and play.



Provide neighborhoods with parks, trees, natural features, recreation opportunities and civic and social spaces.



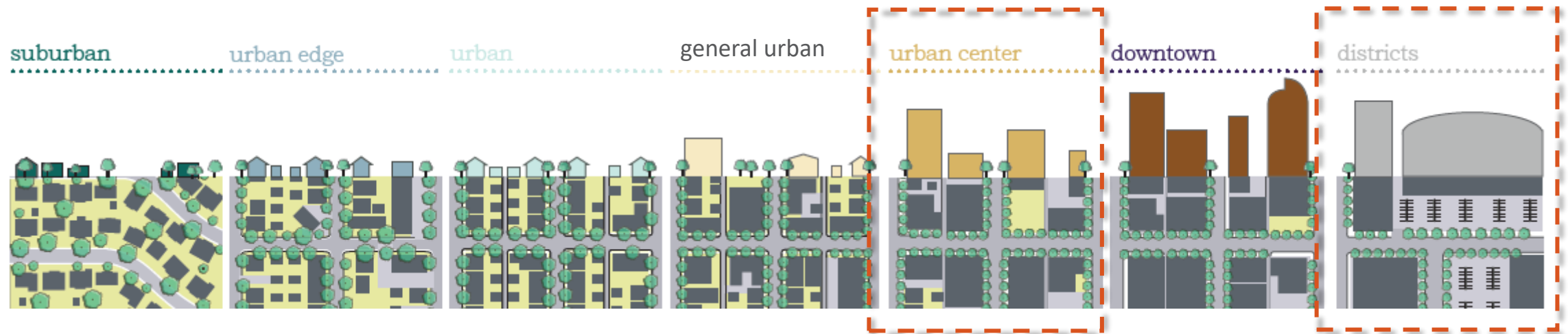
Plan Guidance – Blueprint Denver

- **Future Place Types:** Community Center, Innovation Flex, Value Manufacturing
- **Neighborhood Context:** Urban Center and Districts (innovation flex)



CENTERS

Centers are mixed-use places of different scales. People often go to centers to engage in social, dining, and cultural events.

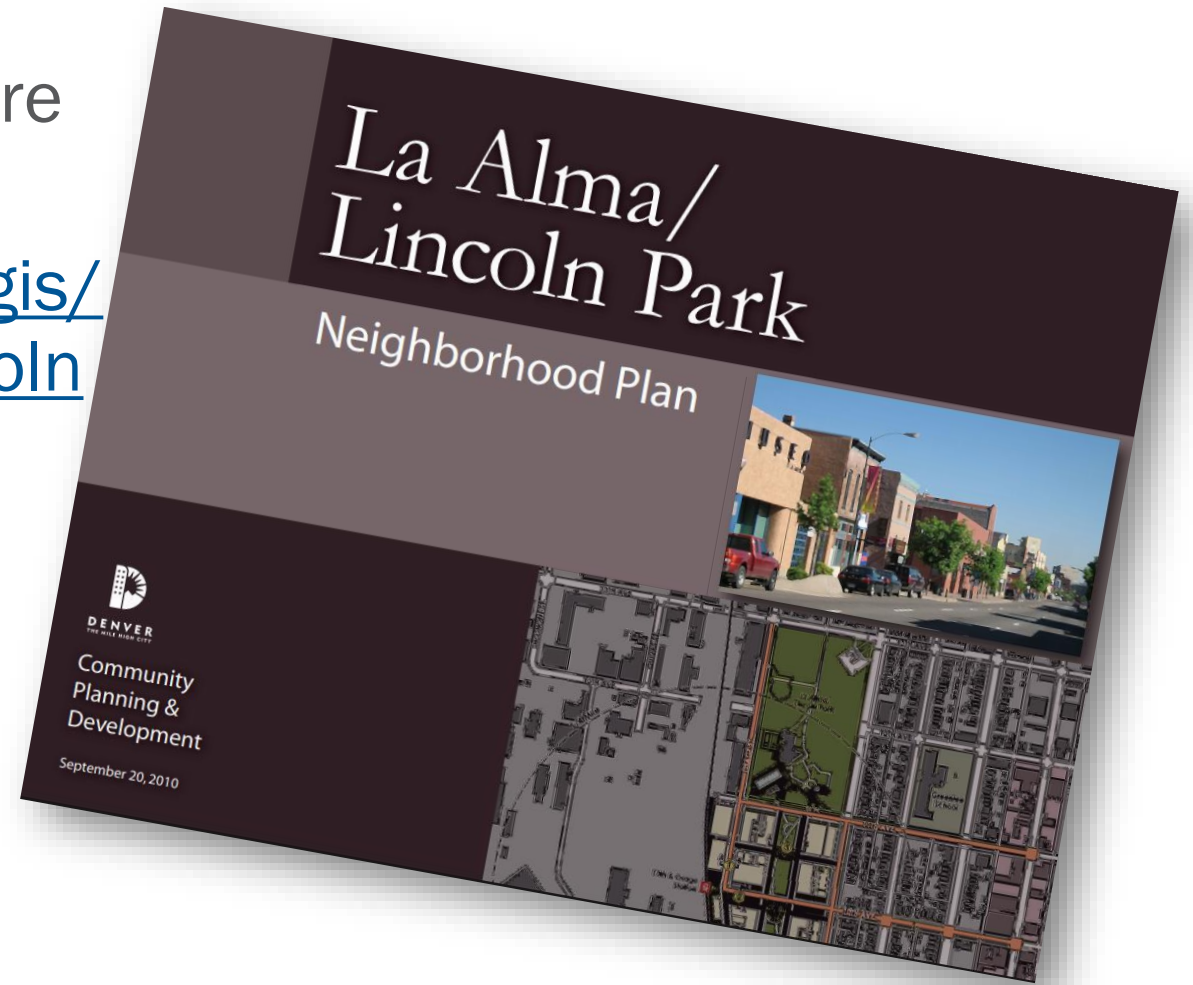


Area Plans

La Alma Lincoln Park → calls for more planning in BY area

https://www.denvergov.org/media/gis/WebDocs/CPD/Plans/La_alma_lincoln_park_neighborhood_plan.pdf

Baker Neighborhood Plan



EQUITY ANALYSIS

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



EQUITY ANALYSIS (in context of Blueprint Denver)

What is Equity?

- Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive.
- Where there is equity, a person's identity does not determine their outcome.
- As a city, we advance equity by serving individuals, families, and communities in a manner that reduces or eliminates persistent institutional biases and barriers based on race, ability, gender identity and sexual orientation, age and other factors.

Note: the Community Advisory Committee is working on their own equity statement



EQUITY ANALYSIS

Moving Forward

- Equity will be considered at every step, including a full equity analysis
- The small area plan will play an important role in providing finer grained equity guidance for the study area



Preliminary LDR Findings Overview:

- **Rezoning** is encouraged to set-up the area for mixed-use and residential development.
- Providing **housing options** is a city priority and Expanding Housing Affordability is applicable.
- **Open space** opportunities can create meaningful connections, and 10% open space is required.
- **Mobility improvements** are anticipated. With multiple stakeholders, coordination will be a significant effort.
- **Sustainability** through building electrification and water recovery are encouraged.