



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment #7 and Proposed Building Code Amendment

Airport Influence Overlay District Revisions

02/01/2016 Public Review Draft Summary

This document contains:

- Summary of the process for the zoning text amendment
- Purpose of this amendment
- Summary of the proposed zoning changes
- Summary of the proposed building code changes
- Process for commenting on the proposed building code changes

The proposed zoning text amendment is sponsored by Councilwoman Stacie Gilmore.



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Zoning Text Amendment Process **(all dates tentative)**

- Summary Review with INC ZAP: **Dec. 5th**
- Public Review Redline Draft posted to CPD website and informational notice sent to RNOs: **Feb. 1st**
- Planning Board Public Hearing: **Mar. 2nd**
 - Notification to RNOs and City Council 15 days prior to public hearing
 - Planning Board Draft of text amendment and staff report
 - Public hearing and Planning Board recommendation



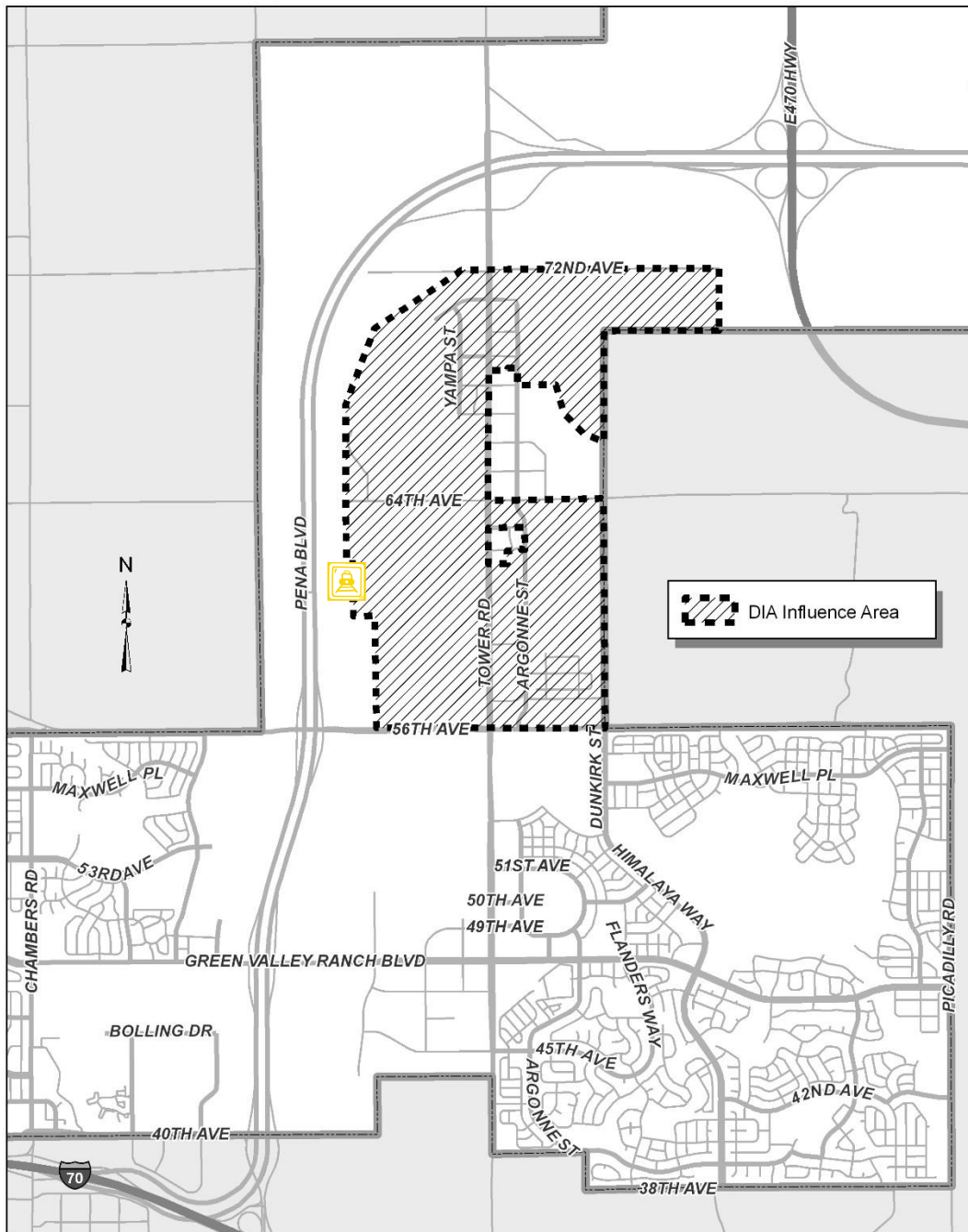
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Zoning Text Amendment Process **(all dates tentative)**

- City Council Neighborhoods and Planning Committee meeting – **March 16th**
 - Notification to RNOs 15 days prior to meeting
- City Council First Reading
- City Council Public Hearing – **April 25th**
 - Notification to RNOs 21 days prior to public hearing
 - Public Hearing and decision by City Council

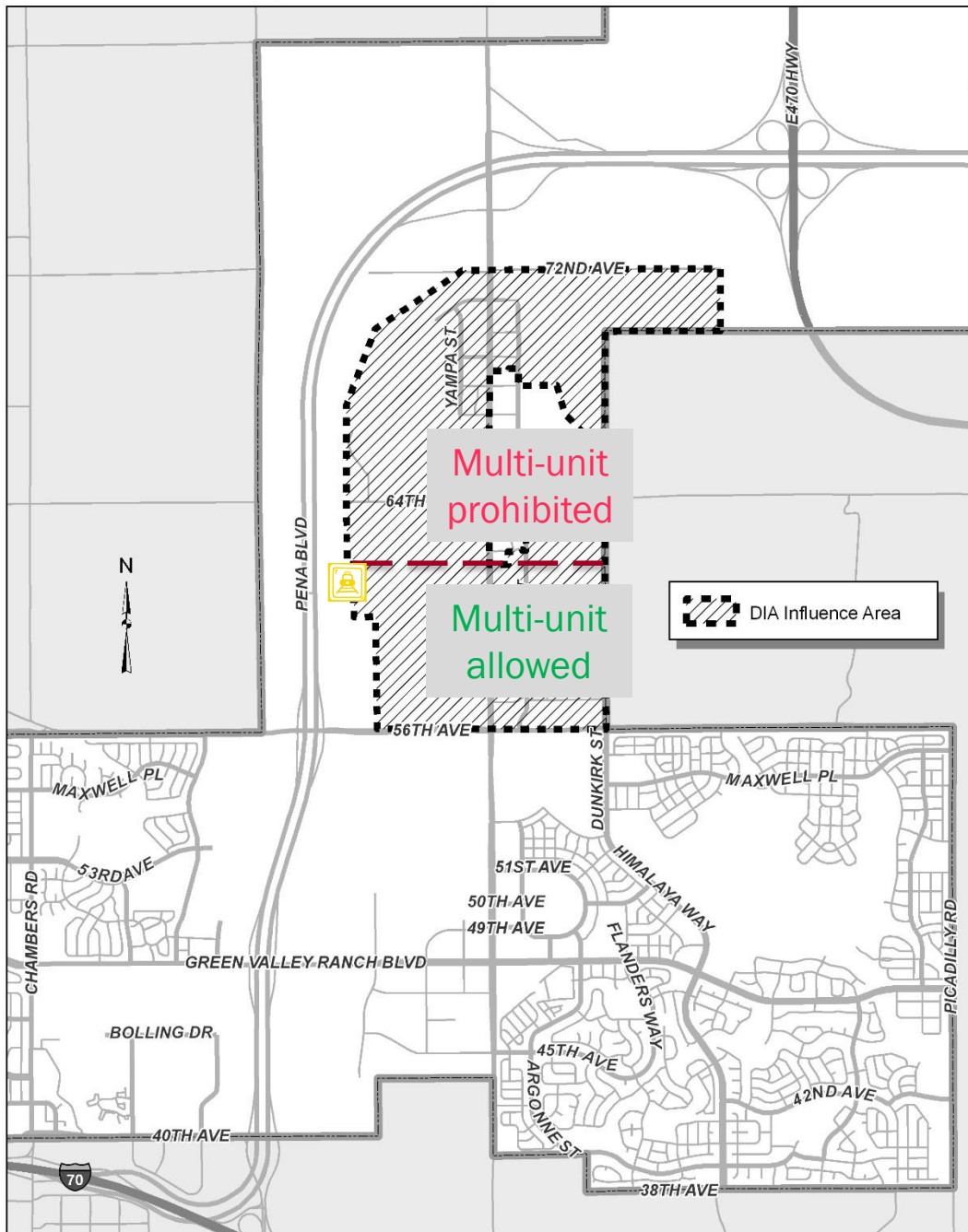
Purpose of Text Amendment

- Create more opportunities for housing to promote transit-oriented development near 61st & Pena Station
- Continue reasonable protections for residential development in this area, consistent with current zoning waivers and conditions
- Implement adopted plan goals and objectives from Comprehensive Plan 2000, Blueprint Denver, and 61st & Pena Station Area Plan



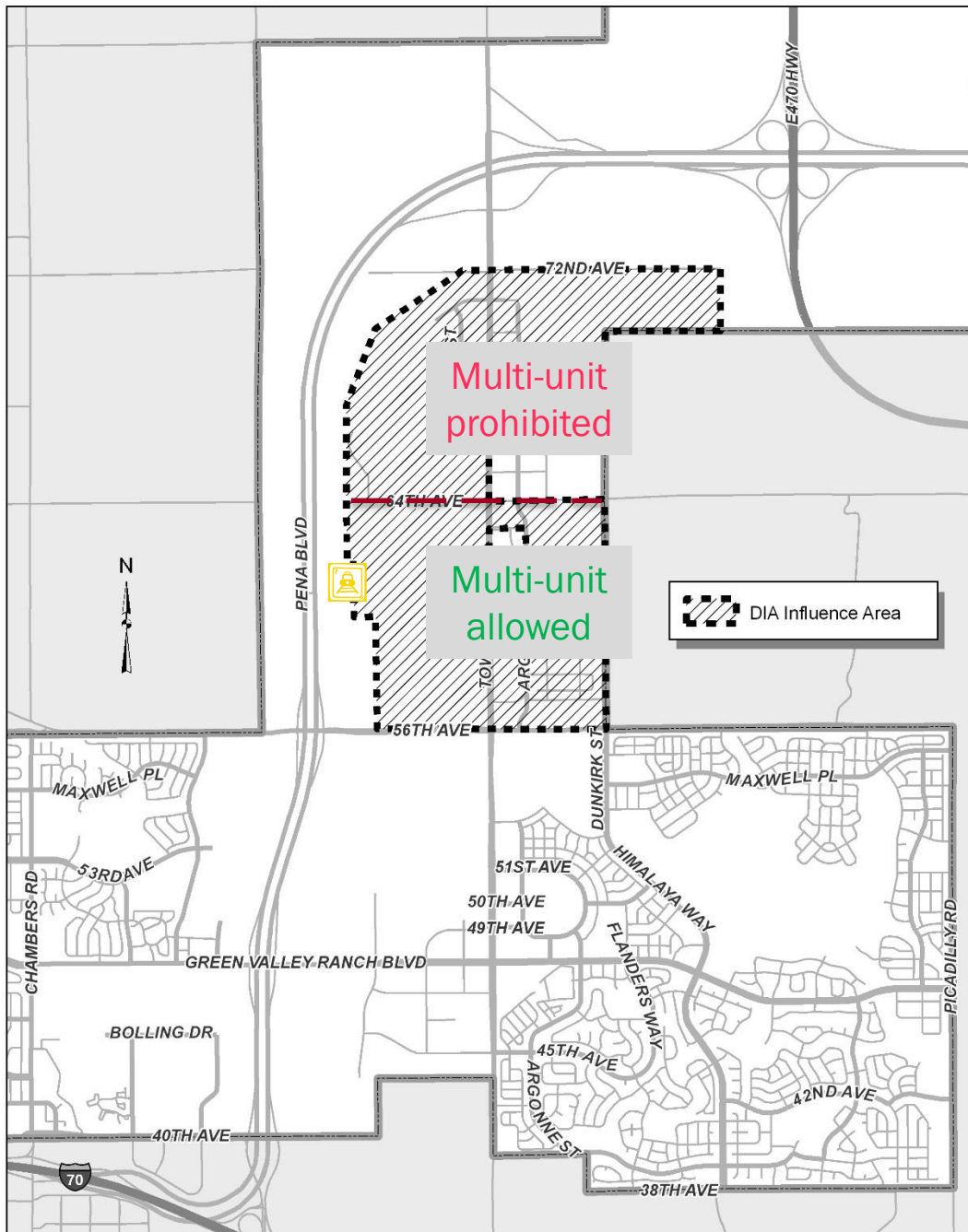
Location of AIO District

- Located north of 56th Avenue, east of Pena Blvd.
- Currently of no effect because all properties retain Former Chapter 59 zoning
- Applies when properties rezone into the Denver Zoning Code



Summary of Current District

- Single-unit residential is prohibited in the entire AIO district
- Multi-unit residential and similar uses are prohibited north of 62nd Avenue
- Avigation easements are required



Proposed Text Amendment

- Multi-unit residential would be allowed between 62nd and 64th Avenues
- The dividing line shifts 2 blocks north
- Avigation easements are still required

- Require residential disclosure statements prior to site plan approval
 - Consistent with current zoning
- Building Code amendment (outside of zoning) to require noise mitigation construction techniques consistent with national best practices in proximity to an airport
 - Consistent with current zoning

Why is the building code involved?

- To ensure quality living environments for residential and educational buildings
- Be mindful of the balance between additional costs and development potential
- To allow for appropriate development that incorporates sound mitigation techniques to maximize on the area's proximity to the commuter rail and the future airport development
- To ensure student success

Existing Waivers and Conditions

- For zone lots located between East 56th Avenue and East 62nd Avenue, any portion of a structure occupied as an artist studio, abbey, convent, monastery, priory or other similar residence for clergy, fraternity or sorority house, live/work residential, multiple unit dwelling and/or rooming and/or boarding house shall comply with all construction standards relating to noise mitigations, said standards shall be promulgated by the Director of Planning as rules and regulations.

Purpose of Building Code Amendment

- Building Code amendment (separate from zoning) to require noise mitigation construction techniques consistent with national best practices in proximity to an airport
 - Consistent with current zoning
- Continue reasonable protections for residential and school development in this area, consistent with current zoning waivers and conditions
- Language based on an average 45 dB on interior spaces within a building and then developed construction methods to meet that need

How the proposed standards were developed

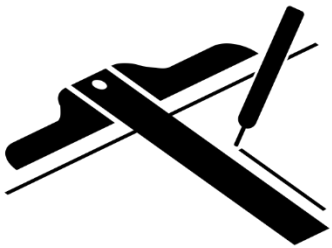


- Reviewed other jurisdictions both locally and nationally
- Proposed language follows the Aurora model who deals with three different airports and has been in use for some time
- Used Denver International Airport's (DEN) acoustical consultant HMMH to provide feedback on proposed language

What must comply with noise mitigation requirements?



- Applies to any new or remodeled multi-unit dwelling or school/educational use within the AIO.
- Applies only to the building envelope (exterior façade elements) of a building, not to any interior walls.
- The code will provide two (2) design methods to achieve acceptable interior decibel levels within multi-unit dwellings and school/educational uses within the AIO.



- **Prescriptive Method** defines minimum construction requirements for building envelope using a specific Sound Transmission Class (STC) Rating and Outside Inside Transmission Class (OITC rating). STC/OITC is a rating of how well a building partition attenuates airborne sound.
- This method is a “check list” approach and the building department enforces the aircraft noise reduction requirements by reviewing the architect or engineer’s specifications and drawings at plan review.

FAÇADE ELEMENT	MINIMUM REQUIREMENT
Exterior walls	Minimum STC rating of 32 and OITC rating of 25
Structural	2" by 6" wood or metal studs (minimum)
Insulation	R-19 Batt insulation or full cavity fill blown cellulose
Interior applications	1 layer of 1/2" gypsum (minimum)
Exterior applications	5/8" OSB or plywood sheathing with stucco, siding, brick or stone
Basements	Basements are excluded, as long as basement windows and sliding glass doors have minimum STC ratings of 32 and OITC 25.
Exterior floors and cantilevered floors	Normal construction, except for full joist fill insulation
Roofs and exterior ceilings	Minimum attic insulation shall be R-38. Joist type vaulted roof/ceiling structures are not allowed, coffered ceilings are acceptable. Truss type vaulted ceilings are allowed and shall have a minimum truss depth of 14".
Skylights	Minimum STC rating of 32 and OITC rating of 25



- Uses calculations for a building envelope to determine the required interior decibel rating standard or Outside to Inside Transmission Loss (OITL) Rating Method.
- This method requires an acoustical professional that is an engineer, an Institute of Noise Control Engineering (INCE) Member or a Board Certified INCE member to follow the design specifications and construction techniques described in the building code to calculate an acceptable OITL rating and will be required to submit calculations with the building plans.

Building Code Schedule

- 2/15 COB – Deadline to provide comments to jill.jenningsgolich@denvergov.org on building code language
- 2/19 – CPD releases revised building code language
- 2/26 COB – Deadline to provide comments to jill.jenningsgolich@denvergov.org on revised building code language
- 3/4 – CPD releases final building code language to file zoning/building ordinance
- Then will follow zoning code amendment schedule for adoption



For More Information on the Zoning Text Amendment

Contact Councilwoman Stacie Gilmore, MNM:
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Contact Kyle Dalton, AICP, Principal City
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Visit our website at
www.DenverGov.org/TextAmendments