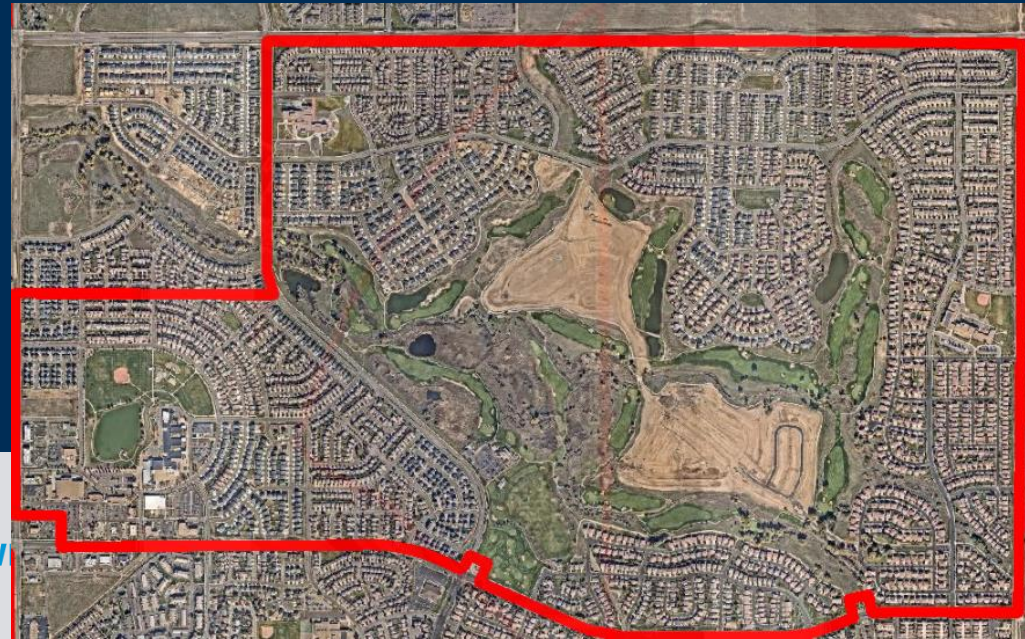
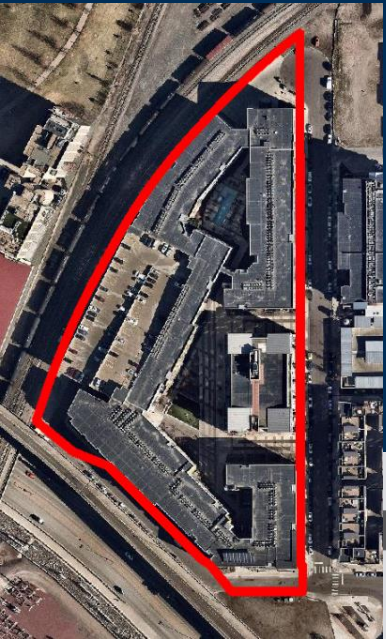


General Development Plan Revisions

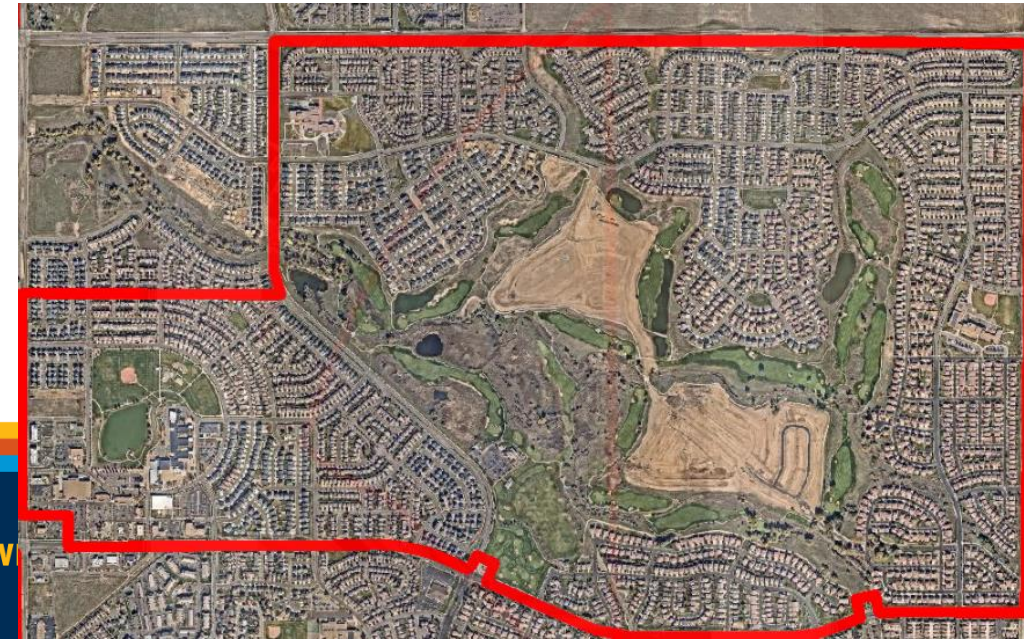
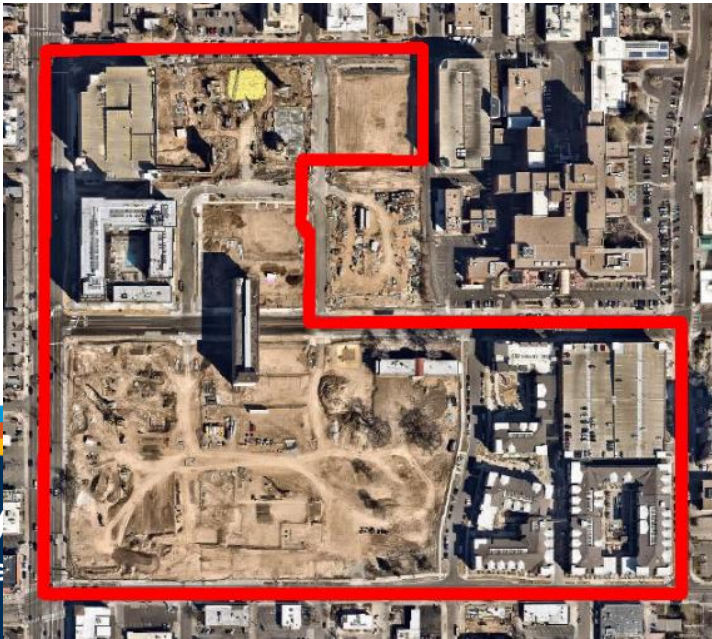
Land Use, Transportation, and Infrastructure Committee

5/21/19



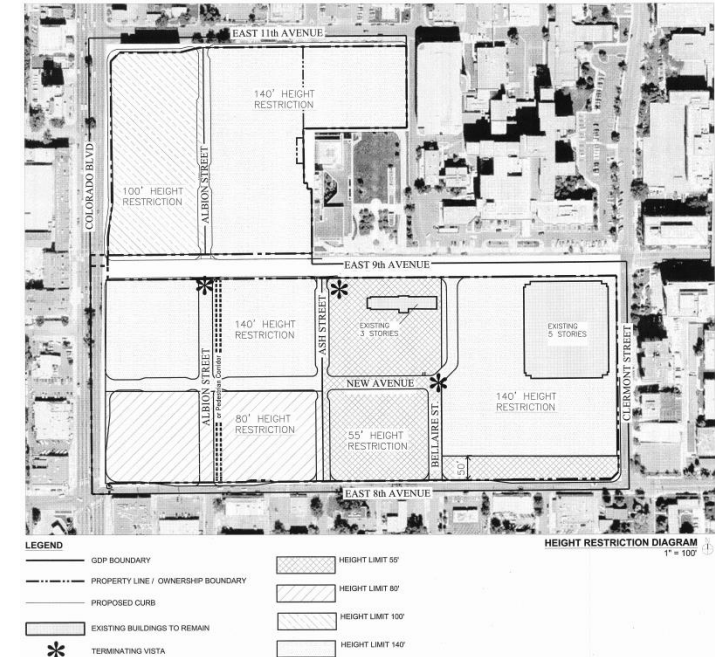
Topics

1. What is a GDP?
2. Current practice for GDPs and large developments
3. Summary of changes
4. Analysis of text amendment criteria

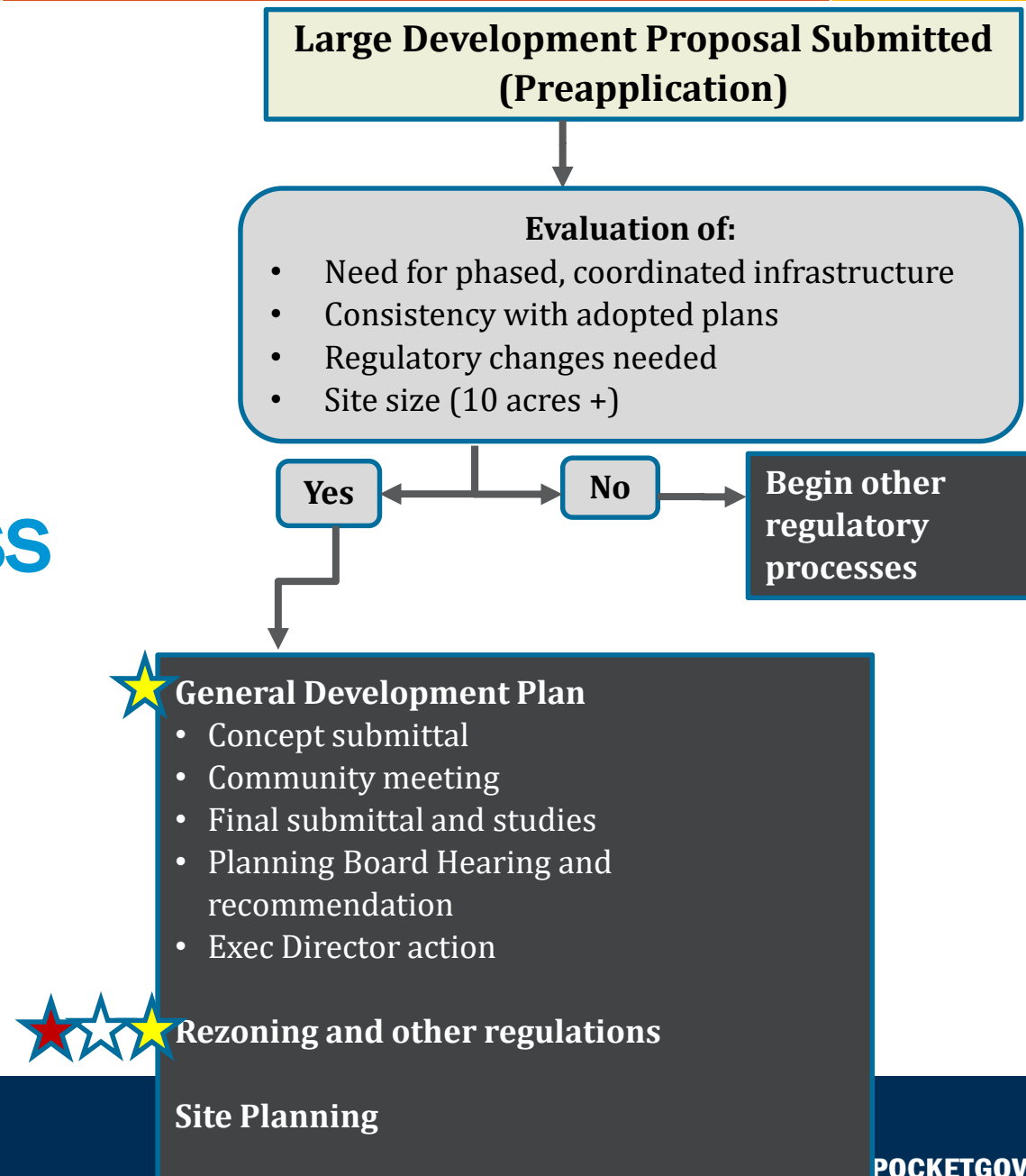


What is a General Development Plan (GDP)?

- Coordinated, multi departmental process for large scale development
- Applicant-driven with required steps, submittal information, and infrastructure studies (e.g. traffic study, stormwater plan)
- Final deliverable is a high level site plan indicating overall development vision (e.g. land uses, density, design), conceptual infrastructure needs, open space plan
- The process requires public input, Planning Board hearing and recommendation, and final approval by the Exec Dr of Parks, Public Works, and CPD (no City Council approval)
- Typical process is 12 months – but can be shorter or longer depending on complexity



Current GDP Decision Making Process (Per DZC)



★ Denotes required public notice if GDP required

★ Denotes required public notice

★ Denotes City Council review

Positive Outcomes of the GDP Process

- Shared solutions for complex redevelopment projects
- Creative problem solving between departments
- 10% minimum open space requirement
- Community input and awareness of large scale development in their neighborhood



Problems with GDP Process

Used for planning and implementation

- Insufficient process when new policy is needed
- Developer-led planning effort, not often well-received by the community
- Community confusion about full process and when they have input

Current GDP framework either goes too far or not far enough

- Not far enough: Missed opportunities for inter-agency coordination
- Not far enough: Limited assurances and enforceability for city, developer, and community
- Too far: Prematurely requiring extensive analysis (cart before the horse)
- Too far: Significant time and costs incurred without real assurances

Yielding mixed open space outcomes

Current Practice to Address Large Development Review Problems

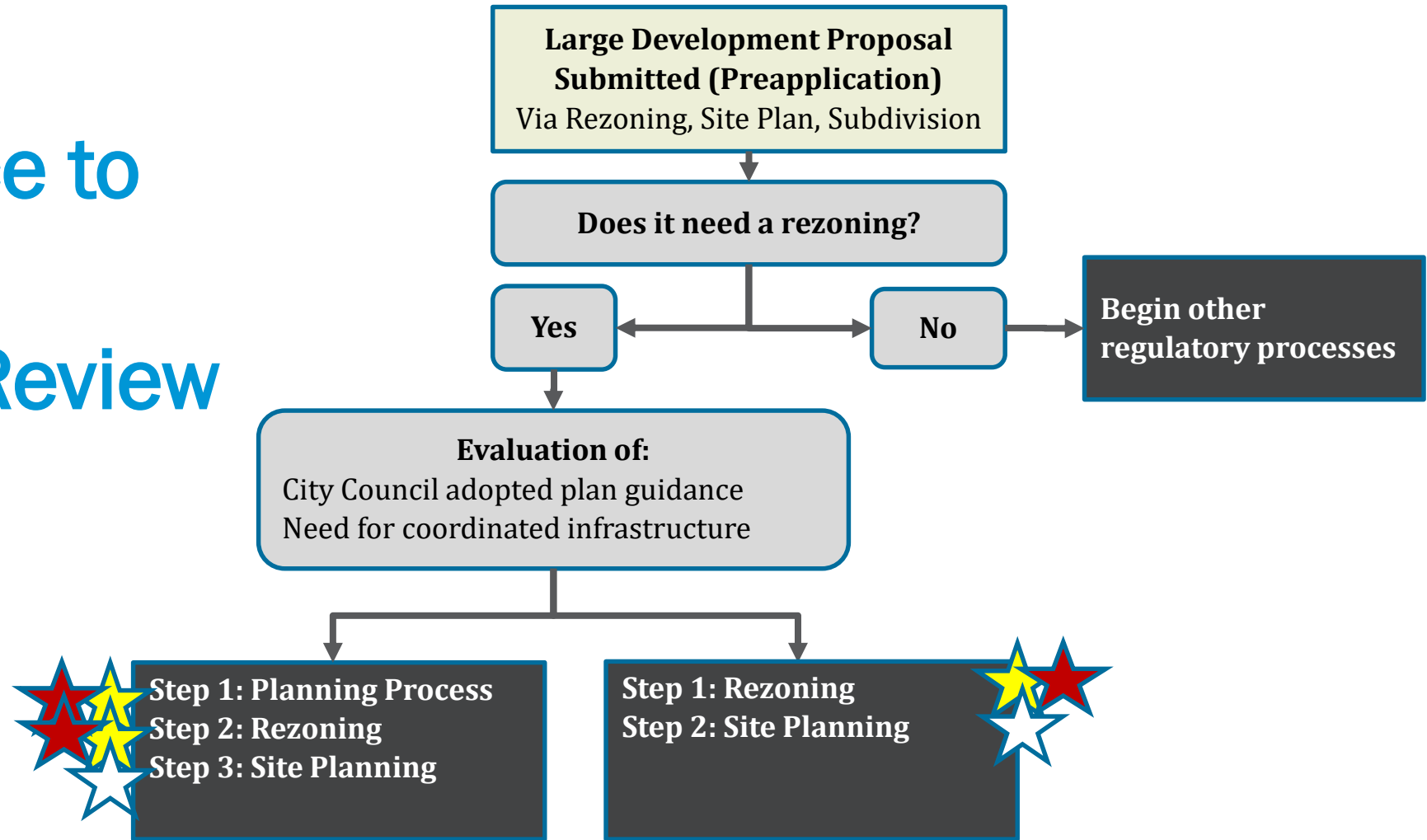
- When we need to gain consensus on a vision we do not use the GDP, instead we are initiating a city-led planning process that results in a City Council adopted plan
- When we need a coordinated infrastructure plan, we do not use the GDP, instead we use an Infrastructure Master Plan because it is administrative, requires less upfront investment, and can be easily updated over time
- When we need assurances, we do not use the GDP, instead we use zoning, subdivision, and other appropriate regulatory tools approved by City Council

BROADWAY STATION



Infrastructure Master Plan
May 2016

Current Practice to Address Large Development Review Problems

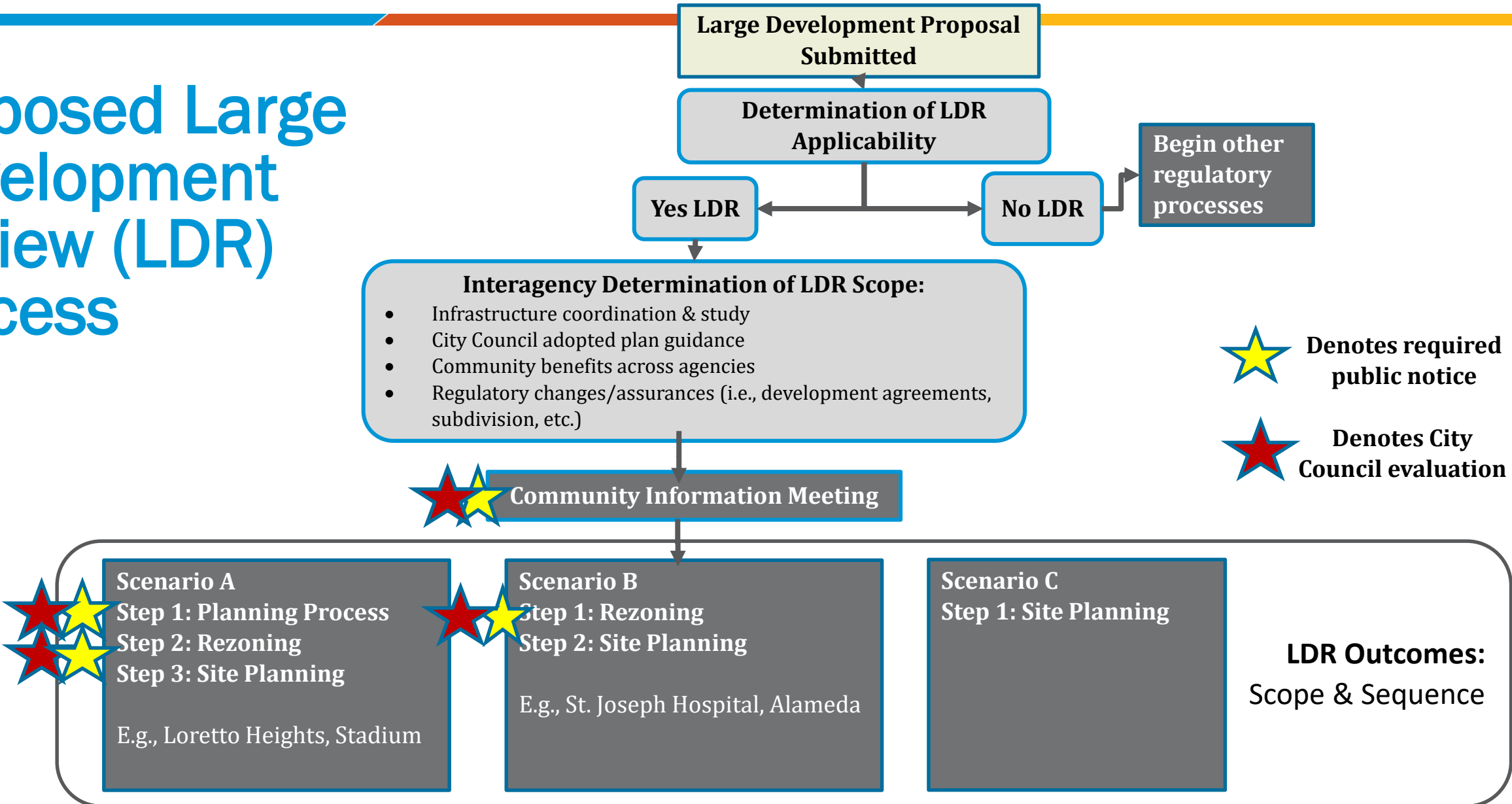


-  Denotes required public notice
-  Denotes required public notice if GDP required
-  Denotes City Council evaluation

Summary of changes to the Denver Zoning Code to capture current practice + other improvements

1. Replace GDP name with Large Development Review (LDR)
2. Revise to be a process framework to include a menu of tools to “right size” the process to desired outcomes; then memorialize approach between the city and applicant
3. Keep the community meeting at the onset of the process for transparency with residents and businesses; but improve our notification practice and meeting content & approach
4. Calibrate the thresholds to better address developments that need enhanced coordination
 - Lower threshold from 10 acres to 5 acres (**with other factors**)
 - Add the ability to require an LDR process even if rezoning is not needed

Proposed Large Development Review (LDR) Process

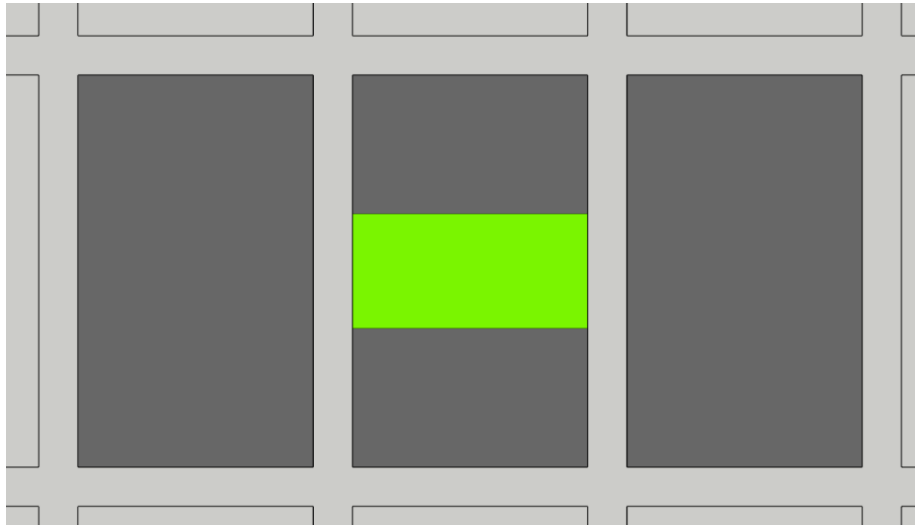


Summary of changes to the Denver Zoning Code to address open space

- Typically private, publicly accessible open space (distinguished from City park)
- Carry forward open space requirements with enhanced design standards and increase applicability (from 10 acres to 5 acres)
- Design standards improve on addressing whether open space is publicly accessible, usable, and providing a community benefit.

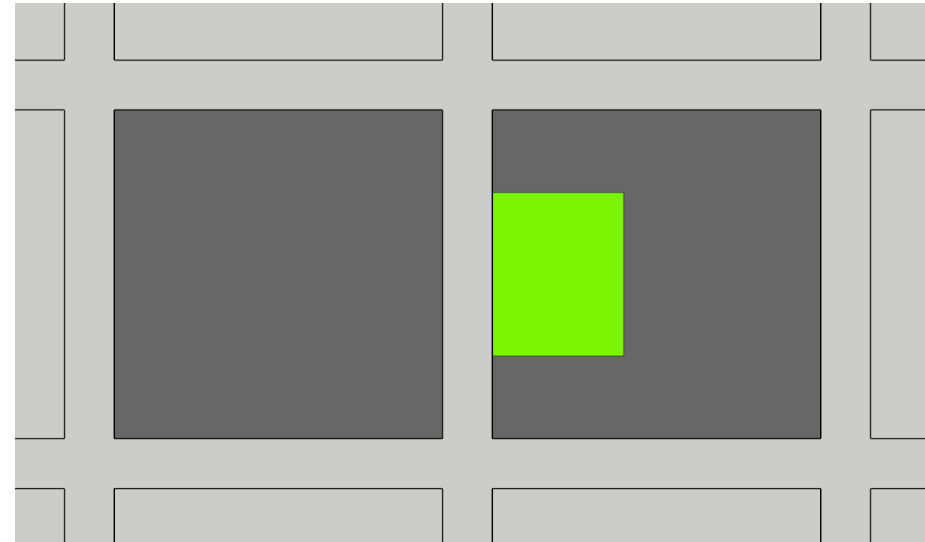


Summary of changes to the Denver Zoning Code to address open space



**Current GDP Open
Space Requirements:**
10 acre site
10% open space

Note: illustrative only



**Proposed Open Space
Requirements:**
5 acre site
10% open space

Note: illustrative only

Example Scenarios

Loretto Heights (70 acres)	South Sloan's Lake General Development Plan (25 acres)	I-25 and Broadway 2016-current Redevelopment (50 acres)
• LDR process would have been triggered • No plan guidance for site supporting the proposed changes • LDR would likely have established required planning process first • Consistent with process currently underway	• LDR process would have been triggered • Limited plan guidance for site supporting the proposed changes • GDP tool would no longer be available • LDR would likely have established required planning process first. • LDR would have established regulatory steps after planning process.	• LDR process would have been triggered • Plan guidance for site supporting the proposed changes (2016 I-25 and Broadway Plan) • LDR tool likely would have set forth the timing of and requirement for various regulatory tools used • Consistent with the current process underway

Process and public comments

- GDP Working Group
- INC Zoning and Planning Committee (twice)
- Public comments (3)
 - Support for community information meeting
 - Support for deference to City Council adopted plan process as appropriate planning tool
 - Concerns about using citywide plan policies in lieu of small area plan policies

Process

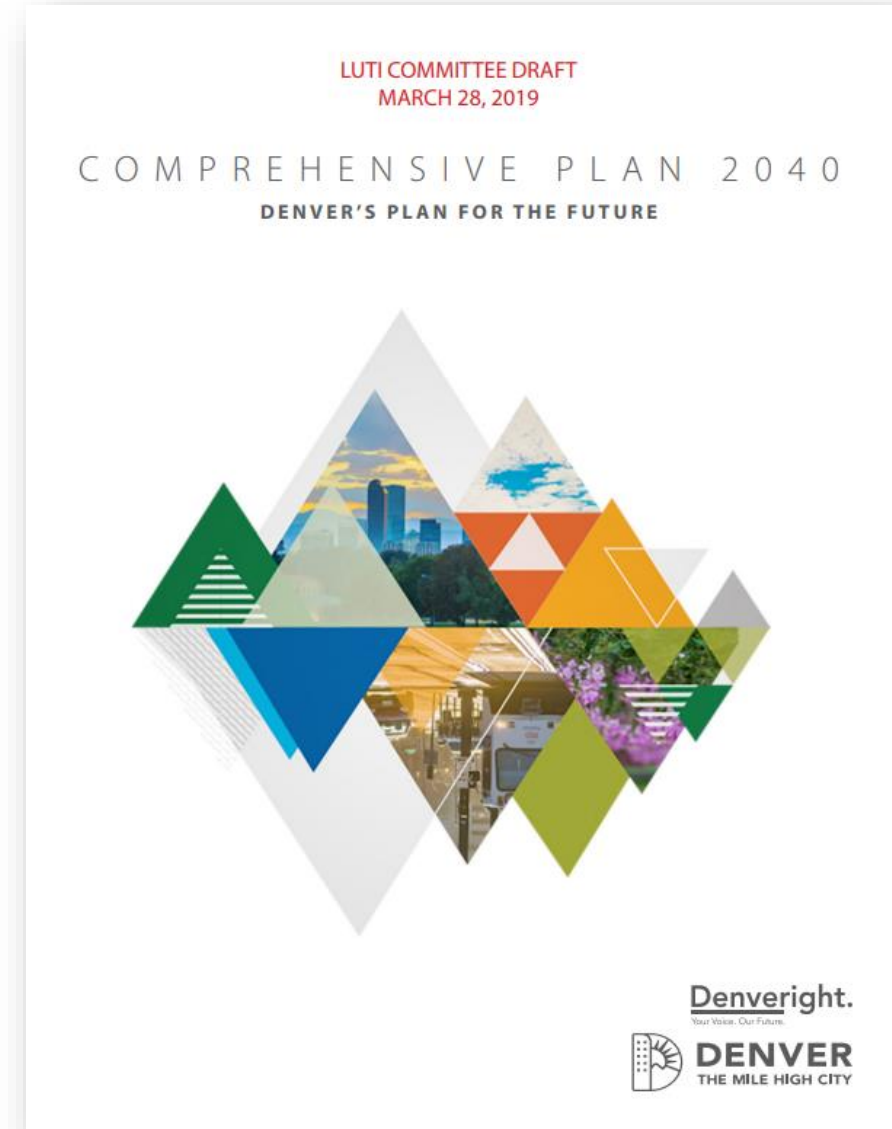
- Public review draft release: 1/16/19
- Planning Board: 5/1/19
 - Recommended approval unanimously
- LUTI: 5/21/19
- First Reading: 6/10/19
- City Council Public Hearing: 7/8/19

1. Consistency with Adopted Plans

- Comprehensive Plan (2040)
- Blueprint Denver (2019)

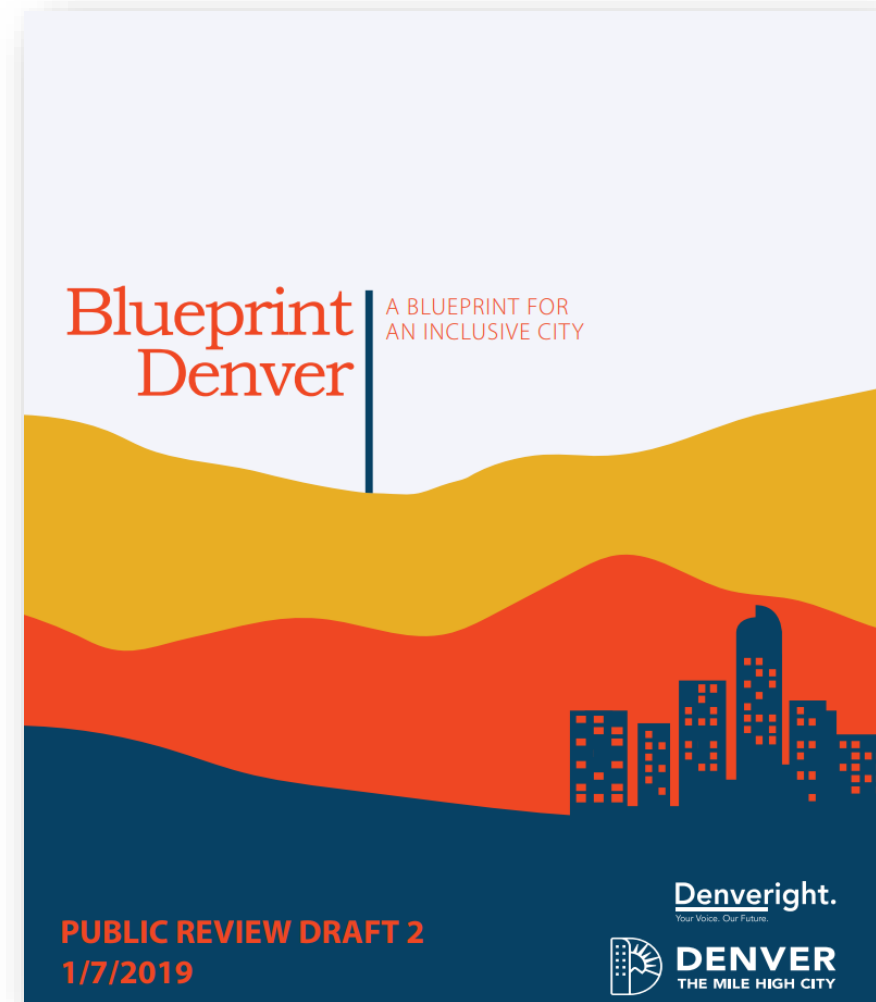
Comprehensive Plan 2040

- *Coordinate implementation actions across departments for effective and collective impact*
- *Enhance collaboration between city agencies to ensure quality design and innovation across the public and private realm*
- *Design public spaces to facilitate social connections*



Blueprint Denver (2019)

- *Use large development review, or similar tools, to coordinate infrastructure and open space on large infill sites while minimizing and mitigating negative impacts on surrounding communities.*
- *Expand tools and regulations to ensure outdoor public spaces keep pace with Denver's growth.*



2. Further Public Health, Safety and Welfare

Staff finds Text Amendment #4 consistent with criteria #2 because:

- It will implement adopted plan policies
- It will improve predictability for the community, applicant, and communities on large development sites
- It will improve public welfare by promoting more public open spaces

3. Uniformity of District Regulations and Restrictions

Staff finds Text Amendment #4 consistent with criteria #3 because it will result in uniform procedural and open space regulations applicable to all large development.

Staff Recommendation

Staff recommends that the Committee move Denver Zoning Code Text Amendment #4 forward for consideration by the full City Council.