



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment #6 and Map Amendment #2016I- 00010

Peña Station Next Design Overlay (DO-6) and
Denver International Airport Signage

5/5/16 Neighborhoods & Planning Committee

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Text Amendment #6



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Sponsor & Community Partners

- Sponsored by the Department of Aviation and the Department of Community Planning and Development
- Developed in cooperation with property owners in the 61st and Peña station area

December 5, 2015	CPD presented summary of amendments to INC-ZAP.
February 1, 2016	Draft posted to CPD website - Email notice to all RNOs and councilmembers.
February 11, 2016	Council District Town Hall
February 16, 2016	Public Notification sent for Planning Board Public hearing. Notice emailed to all RNOs and councilmembers and signs were posted throughout subject map amendment area.
March 1, 2016	Public Notification sent for Neighborhoods and Planning Committee meeting. Notice emailed to all RNOs and councilmembers.
March 2, 2016	Planning Board public hearing
April 5, 2016	Planning Board study session
April 20, 2016	Planning Board continued public hearing



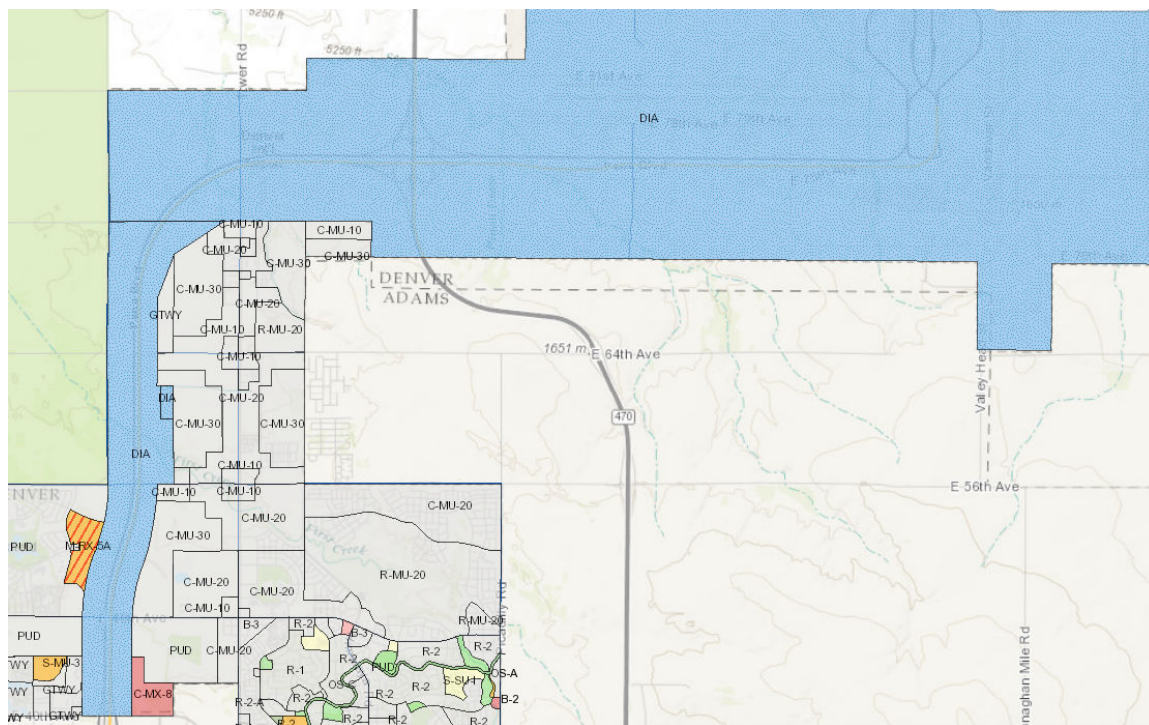
Two Parts

1. Revise DIA Signage rules
2. Establish Peña Station Next Design Overlay (DO-6)

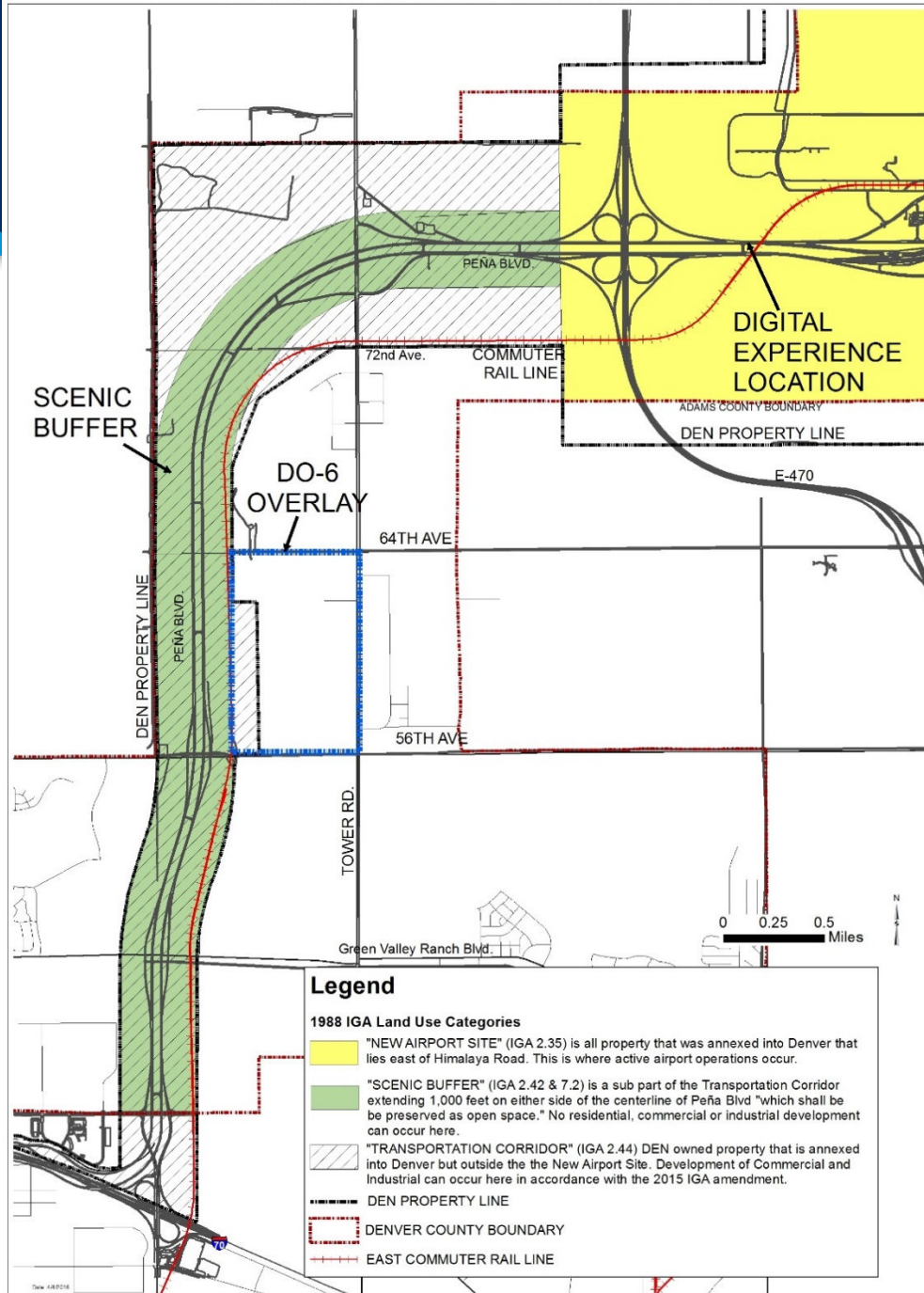


Summary of Proposed Text Amendment - DIA Signs

Purpose: Clarify the Manager of Aviation's existing authority to regulate **signs in the DIA zone district.**



PENA BLVD SCENIC BUFFER



DIA Signs

- *DIA Zone District only applies to property owned by Denver International Airport.*
- *Peña Blvd. west of Himalaya St. (just west of E-470) is subject to scenic buffer restrictions under the Airport IGA.*
- **Proposed Code:**
 - *Remove DIA sign standards from Division 10.10, Signs, to be consistent with Section 9.5.2.*
 - *Sign standards still apply to DIA-zoned land in the DO-6 overlay district.*



Illustrative Example of Airport Entrance Sign





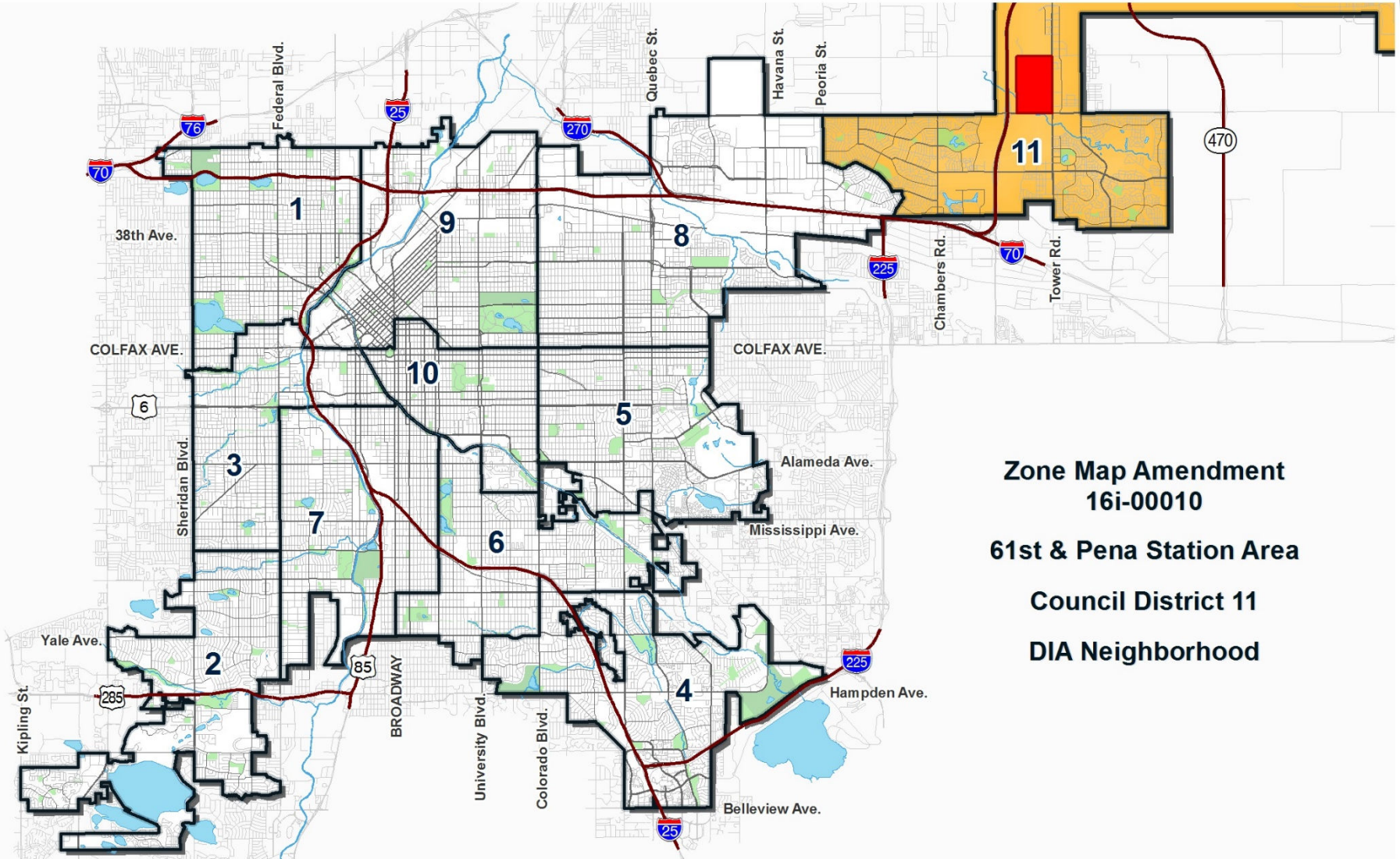
Summary of Proposed Text Amendment – DO-6

Purpose: Establish a new design overlay (DO-6), to enable innovative signage and in the Peña & 61st Transit-Oriented Development area, subject to standards and further review.



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Concurrent Map Amendment



**Zone Map Amendment
16i-00010**

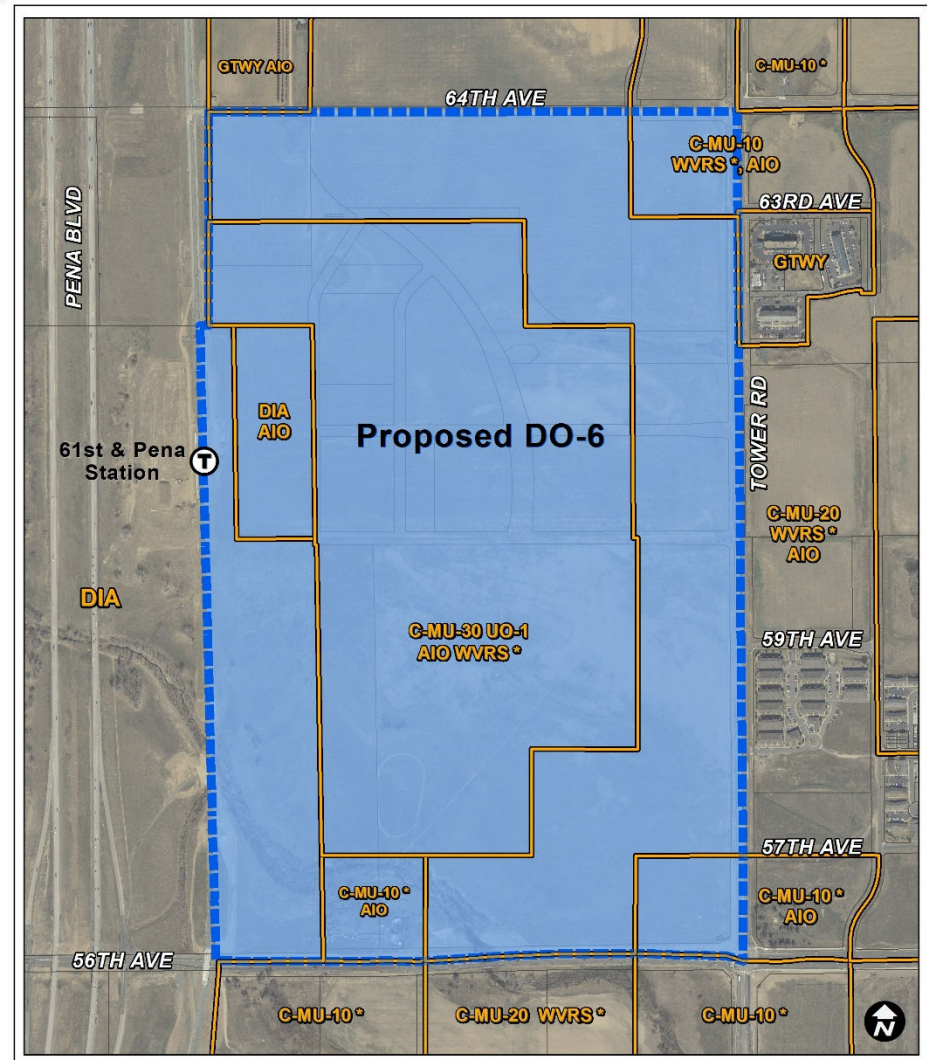
61st & Pena Station Area

Council District 11

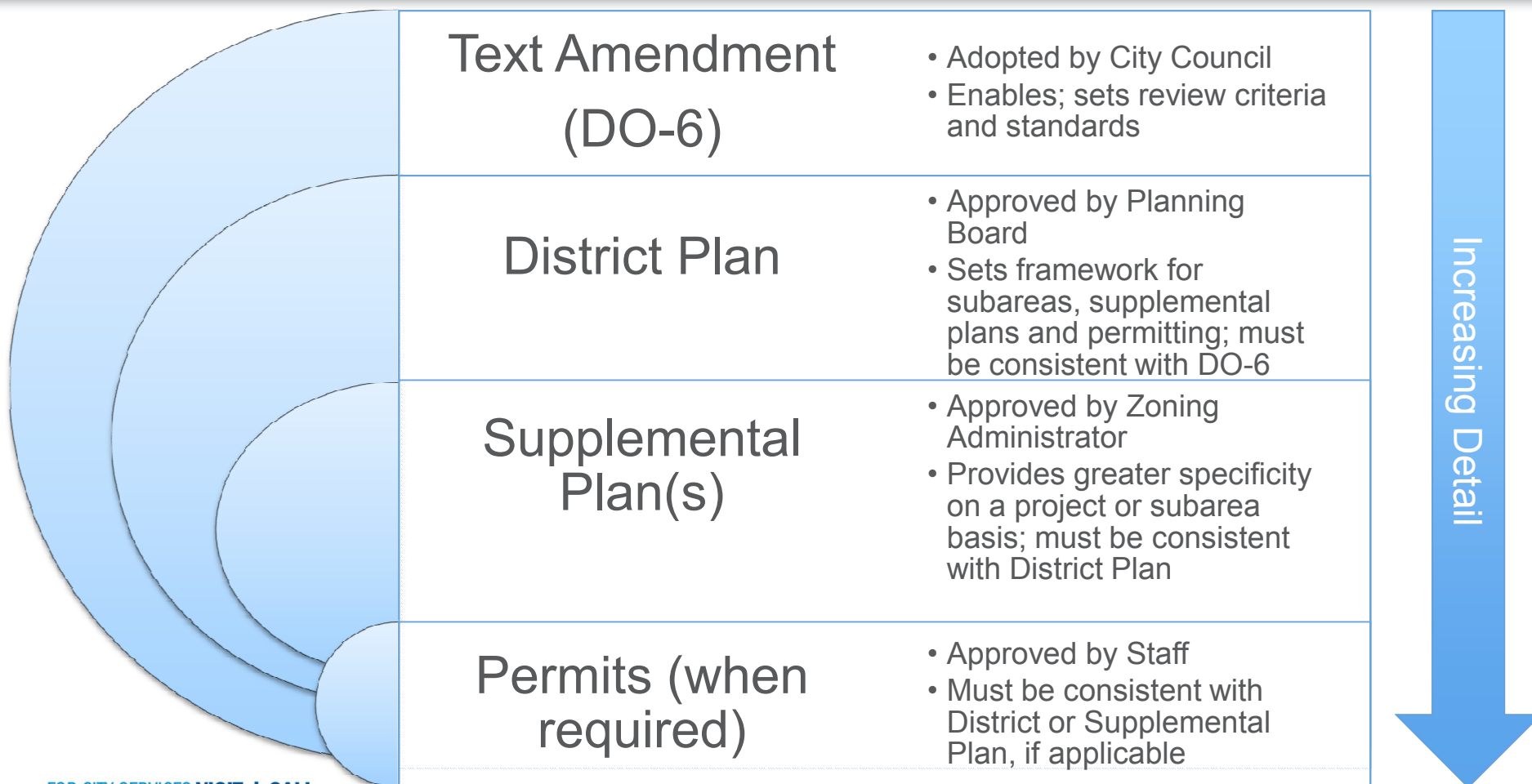
DIA Neighborhood

Proposed Map Amendment for DO-6

- Initiated by CPD and Aviation
- 384 acres
- Multiple owners, including 60 acres owned by Denver International Airport
- Current zoning is Former Chapter 59 except DIA



Design Overlay 6 Framework



Summary of Other Key Provisions

- Standards will vary among subareas
- Billboard “pole signs” prohibited unless architecturally enhanced in the district plan
- Minimum pixel pitch (resolution) to ensure quality digital signage
- District plan shall prevent the cumulative effect of signs from being visually overwhelming and mitigate adverse

impacts



Denver Zoning Code (DZC) Review Criteria

DZC Text Amendment Review Criteria:

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- 61st & Peña Station Area Plan (2014)

2. Furthers the Public Health, Safety and General Welfare

3. Results in Regulations that are Uniform within Each Zone District



Denver Zoning Code (DZC) Review Criteria

Comprehensive Plan 2000

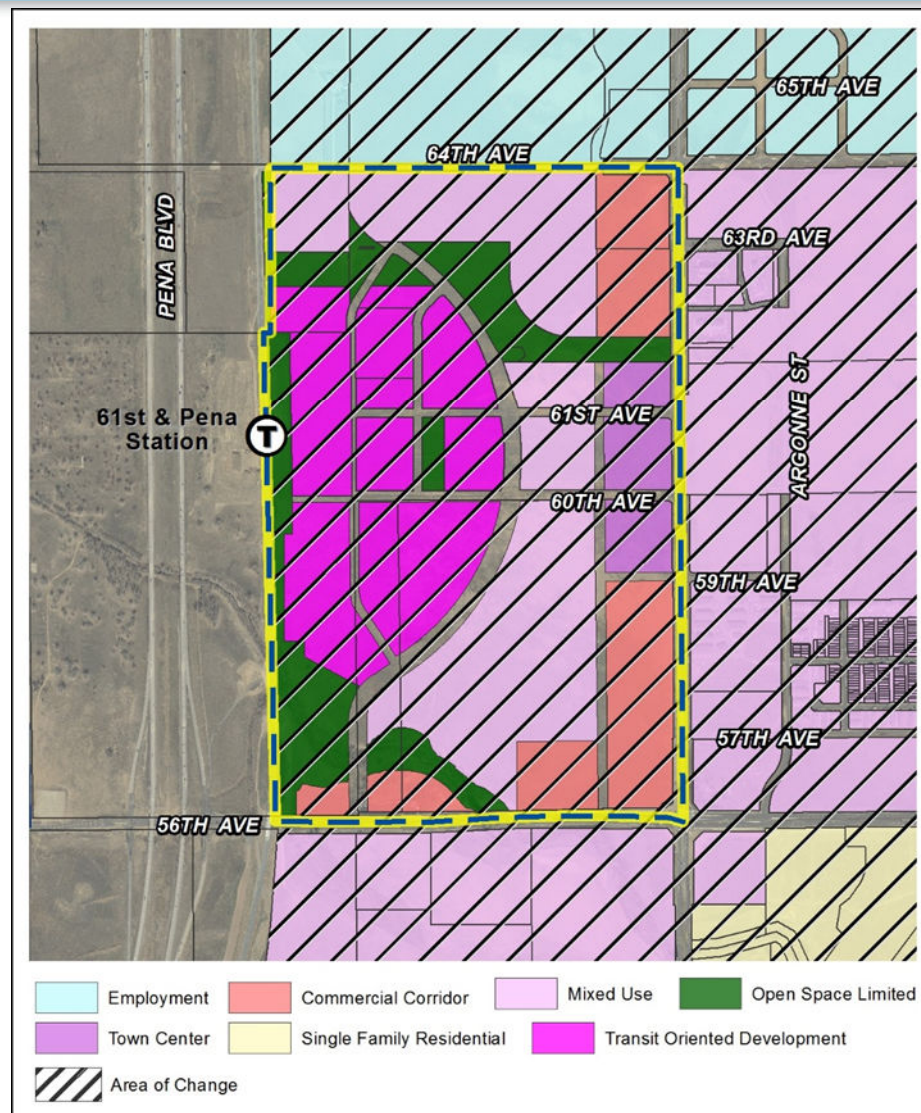
- “Ensure that the Denver Zoning ordinance will be flexible and accommodating of current and future land use needs”
- “Encourage mixed-use, transit-oriented development that encourages ... vibrant urban centers and neighborhoods”
- “Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change”
- “Identify community design and development issues, and target specific concerns with appropriate controls and incentives”

The text amendment is consistent with Comprehensive Plan 2000.

Blueprint Denver (2002)

- Overlay “zoning can apply to areas where there are similar objectives but where the base zoning varies or where additional standards are needed to reinforce a certain character.”
- Land Use Concepts:
 - DIA, Mixed Use, Commercial Corridor, Town Center, Open Space, Transit Oriented Development
- Area of Change

The Design Overlay map amendment furthers implementation of Blueprint Denver.





Peña Station Vision

61st and Peña Station Area Plan (2014)



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61st and Peña Station Area Plan (2014)

- “...the opportunity to spur a high quality, sustainable, transit-oriented development pattern focused on walkable neighborhoods and easy access to transit is now at hand.” (pg. 1)
- “...positioned to **become a national model** for sustainable, transit-oriented, greenfield development while contributing to the robust economic generator that is Denver International Airport.” (pg. 1)
- “...station is **unique** within the City and County of Denver. Its location in the Gateway neighborhood near Denver International Airport truly **sets it apart from other transit communities** throughout Denver – and throughout the metropolitan region. As a site yet to be developed, it provides both tremendous opportunities...” (pg. 1)



61st and Peña Station Area Plan (2014)

- “As a greenfield area, the 61st and Peña transit community has the opportunity to **showcase the best in transit-oriented development. State-of-the-art treatments** for creating mixed-use development, establishing walkable urban patterns, and advancing a lifestyle less reliant on the automobile can literally be developed from the ground up.” (pg. 1)
- “Key values include sustainability, **world-class design**, state-of-the-art conservation practices, and **21st century solutions** for mobility and infrastructure...” (pg. 1)
- “As a **showcase community**, it will embrace a **21st century lifestyle** with easy transit connections to transportation hubs and amenities throughout the Denver region.” (pg. 1)

1. Staff recommends **approval** of Denver Zoning Code Text Amendment #6.
2. Staff recommends **approval** of map amendment proposal #2016I-00010, rezoning of property from Peña Boulevard to Tower Road and 56th Avenue to 64th Avenue to the DO-6 overlay zone district.