



Near Northwest Legislative Rezoning

Land Use, Transportation, and Infrastructure Committee

Date: 01.28.25

Presenter: Libbie Glick

Presentation Agenda

- Overview
- Proposal
- Process
- Context and Proposal by Neighborhood
- Review Criteria



Near Northwest



NEAR
NORTH
WEST
neighborhood
PLANNING INITIATIVE

NEAR NORTHWEST AREA PLAN

Adopted January 22, 2024

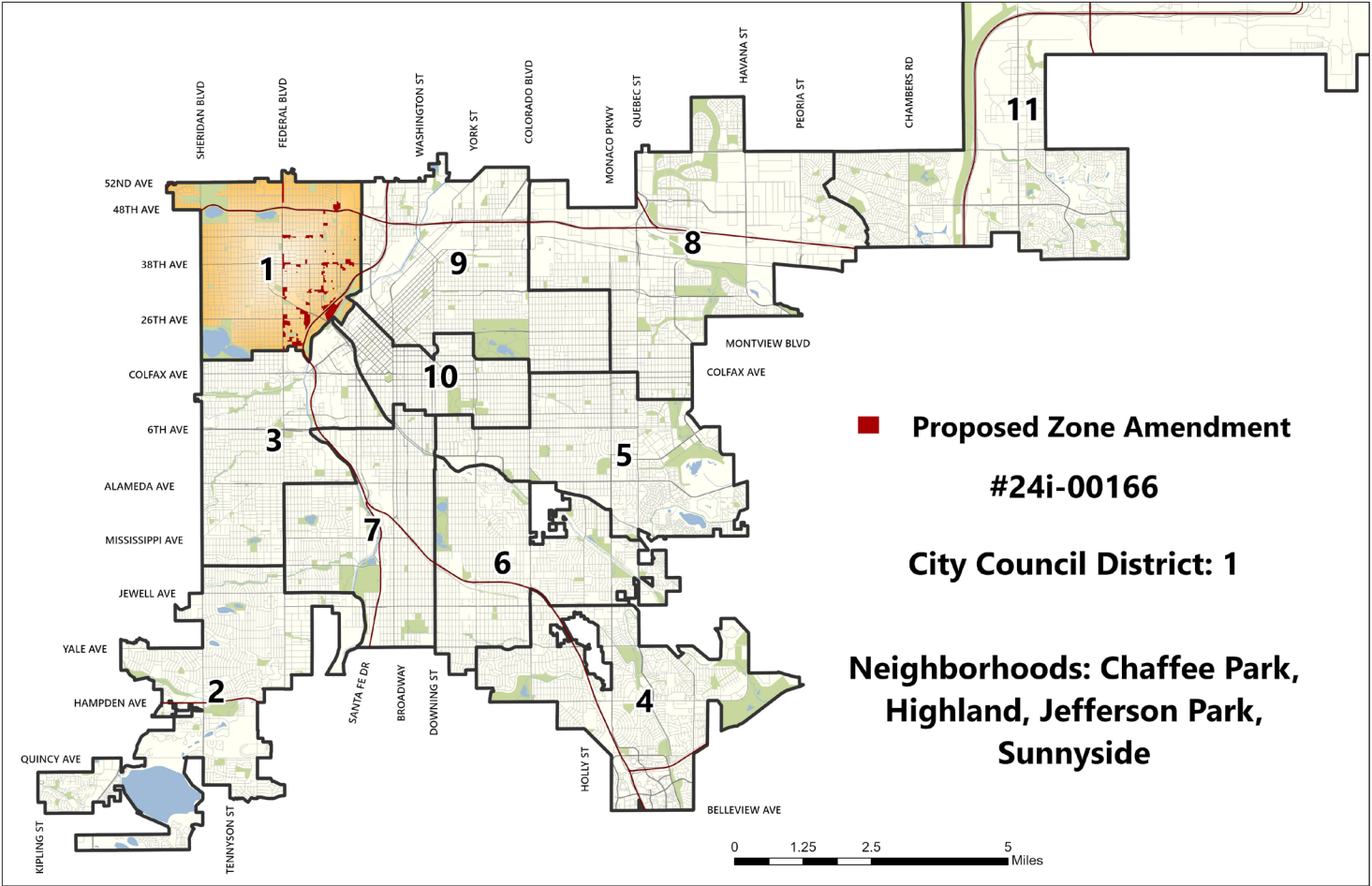
DENVER
COMMUNITY PLANNING
& DEVELOPMENT

Plan Overview

- Adopted by City Council in January 2024
- Outlines a vision for the neighborhoods of Chaffee Park, Sunnyside, Highland, and Jefferson Park



Council District 1 – Council President Sandoval



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Proposal

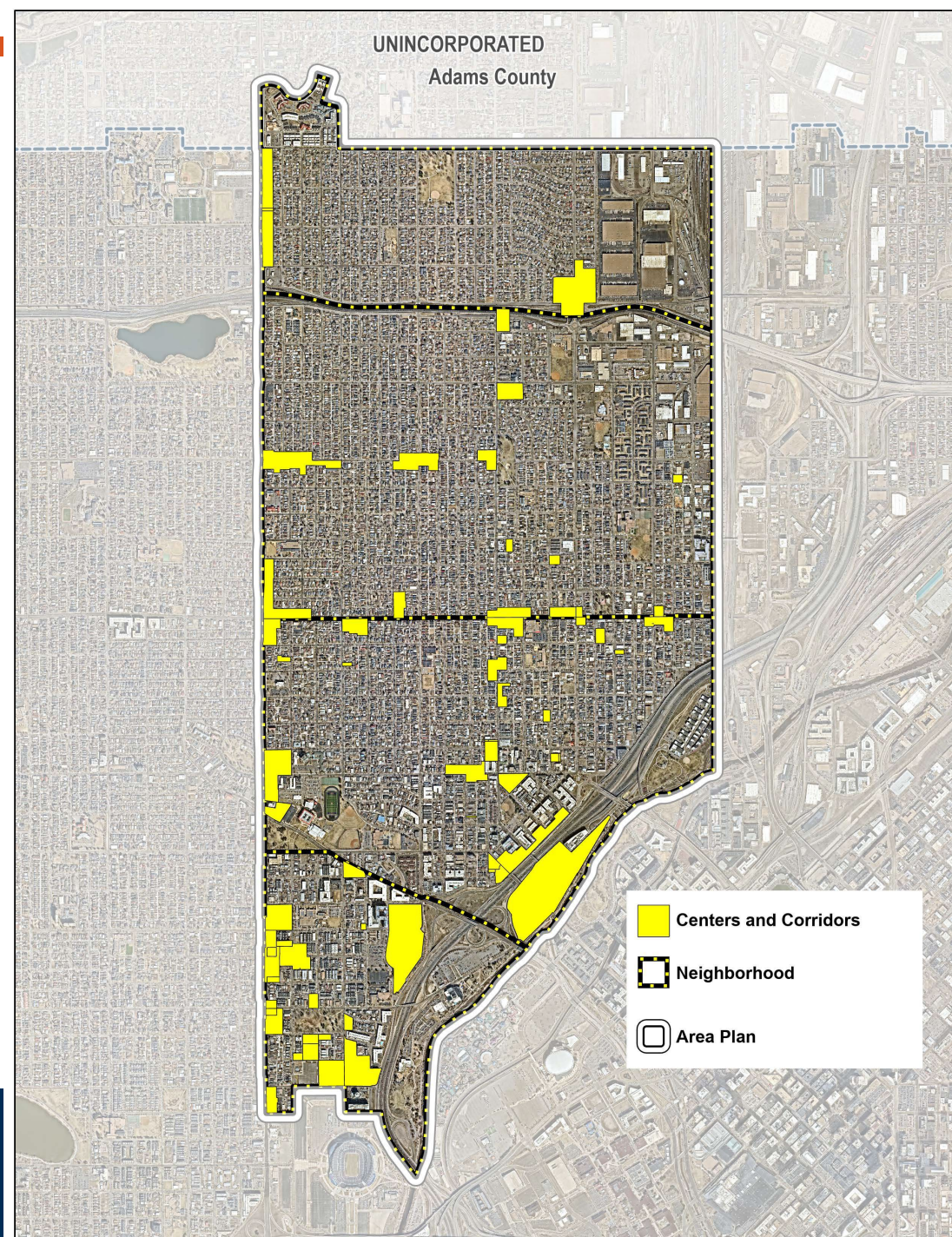
The rezoning proposal focuses on implementing key land use recommendations:

- Significantly improve design standards and promote active uses in existing commercial centers and corridors.
- Rezone Former Chapter 59 districts into the Denver Zoning Code.

Proposal

Centers and Corridors:

- Rezone key existing centers and corridors to include the Active Centers and Corridors Design Overlay (DO-8)
- Rezone a limited number of areas with two-story zone districts to three-story zone districts
- Rezone properties in Chaffee Park from Community Corridor (CC) to mixed use (MX) and include the DO-8



Proposal

Current Rules



Example of Drive Thru Building Form

The current rules produce development that is auto-oriented and uninviting to pedestrians. It also allows for all residential structures.

Proposed Rules



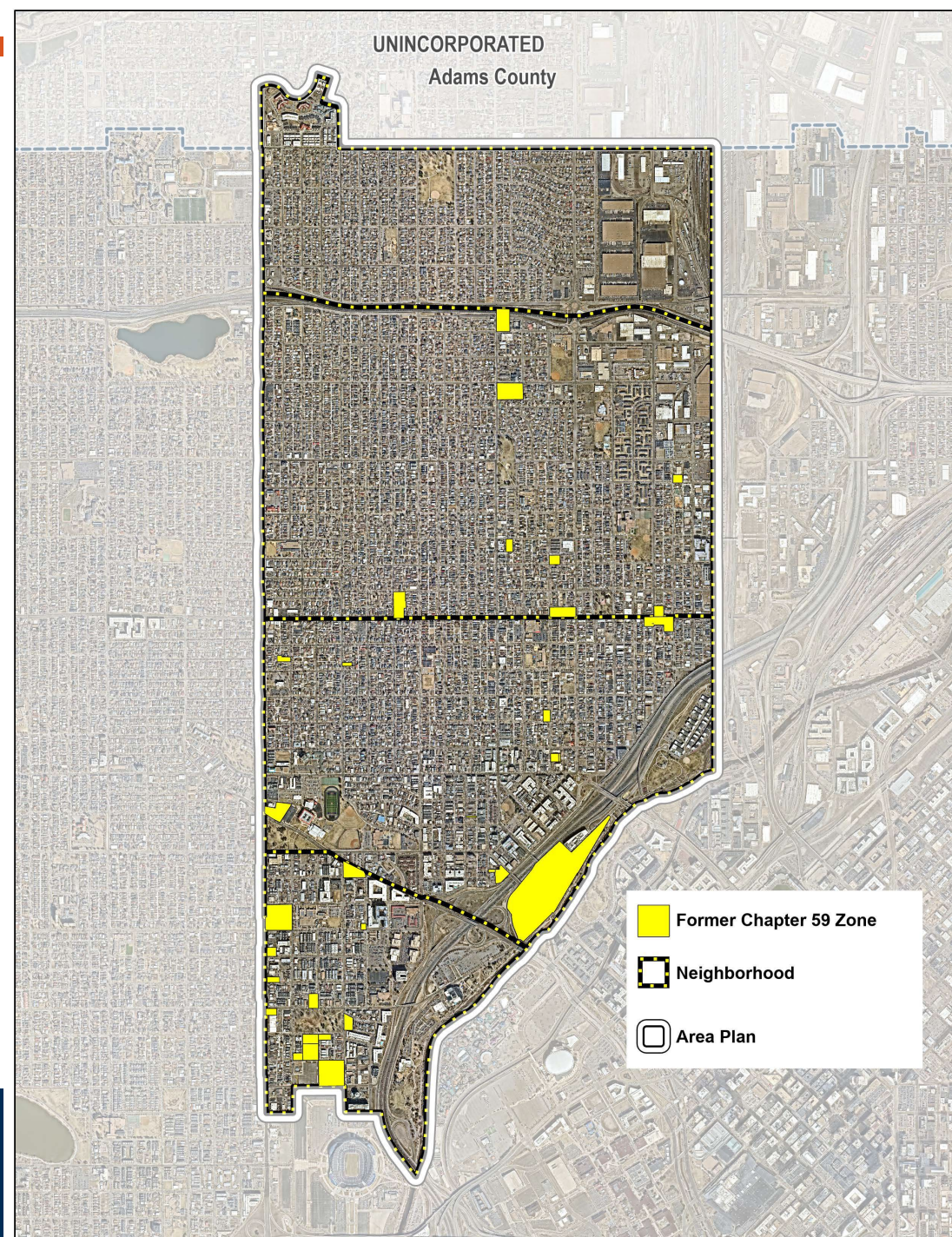
Example of Shopfront Building Form

The new rules would create development that is more welcoming by requiring nonresidential active uses, buildings to be closer to the street, drive-thrus to be located behind buildings, and more windows.

Proposal

Former Chapter 59:

- Rezone most Former Chapter 59 properties to a Denver Zoning Code district that aligns with Near Northwest Plan Guidance and the existing entitlement. Proposed districts vary.
- Properties that continue to require a custom solution were not included



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Process

- Informational Notice: 11/22/2024
- Planning Board Notice: 12/31/2024
- Planning Board Public Hearing: 01/15/2025
- LUTI Committee: 01/28/2025
- City Council Public Hearing: 03/10/2025 (tentative)

Planning Board

- Planning Board held a hearing on this item on 1/15/25
- The board voted unanimously to recommend approval with conditions to remove 3 properties and change the proposed zone district for 1 property

Public Comments

- RNOs
 - Sunnyside United Neighbors support rezoning to DO-8 along historic streetcar lines and FC59 properties
 - Highland United Neighbors support rezoning as proposed to be modified
 - Chaffee Park Neighborhood Association supports rezoning to include the DO-8 along Federal and Pecos
 - Frontview 40 Condominium Association supports the proposal for Jefferson Park
- 13 emails with questions on a specific property or asking for clarification on the proposed zone district
- 1 comment in opposition with concerns over safety with the potential for more multi-unit residential

Public Engagement

- Corridor Workshop with Near Northwest NPI Leaders – June 2024
 - Stakeholders involved in the NPI process
- Outreach to property owners of FC59 properties – July through ongoing
 - Email and phone calls
 - 49 FC59 district areas, found contact info and reached out to 31
 - Spoke with owners of 14 of the FC59 rezoning areas



Public Engagement

- Highland United Neighbors, Inc. Community Planning and Development Committee meeting – August 2024
- Sunnyside United Neighbors, Inc. meeting – August 2024
- Town Hall – September 2024
 - Postcards mailed to property owners with properties included in the rezoning and property owners within 200 ft
 - About 45 in attendance
- Worked with DS and Council Office on grace period, proposed to end August 3, 2025



NEAR NORTHWEST AREA PLAN

Plan implementation through rezoning

Join us to learn how land use changes based on the Near Northwest Area Plan could impact your property!

Community members shared their vision for pedestrian-friendly centers and corridors with active ground-floor commercial uses. Now it's time to make that vision a reality.

Come join us for a Community Open House:

When? Thursday, September 12 from 5:30 to 7 P.M.

Where? North High School Cafeteria, 2960 Speer Blvd., Denver

• Provide your feedback and engage in a one-on-one discussion with a Denver City Planner.

¡Únase a nosotros para aprender como los cambios en el uso de tierra basados en el Plan del Área Near Northwest podrían afectar su propiedad!

Los miembros de la comunidad compartieron su visión para los centros y corredores amigable para los peatones con usos comerciales activos en la planta baja. Ahora es el momento de hacer realidad esa visión.

Únase a nosotros para una jornada de puertas abiertas comunitaria:

¿Cuándo? Jueves 12 de septiembre de las 17:30 a las 19:00 horas.

¿Dónde? Cafetería de North High School, 2960 Speer Blvd., Denver

• Venga a compartir sus comentarios y participe en una discusión individual con un planificador de la ciudad de Denver.

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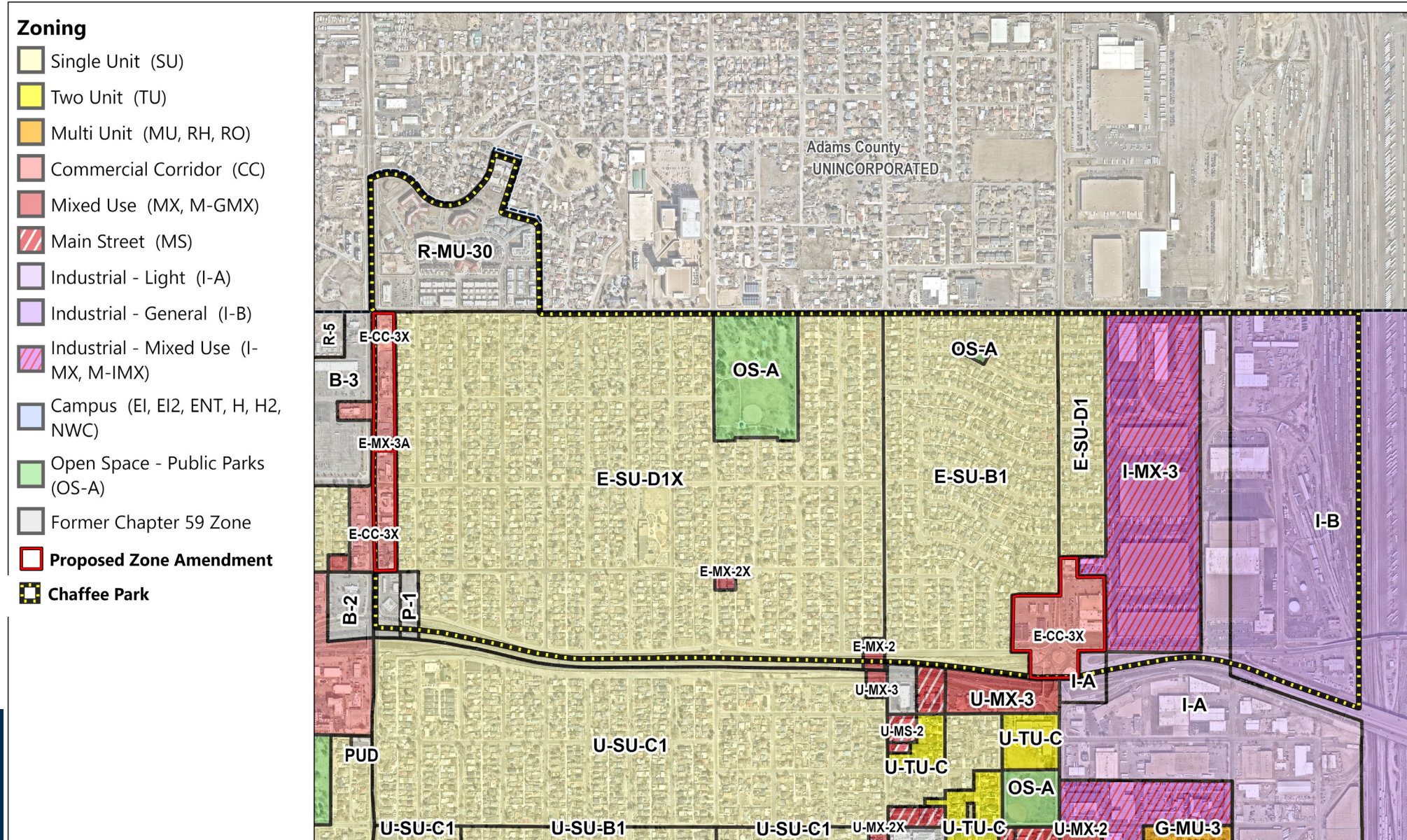
Zoning Overview

- Chaffee Park
- Sunnyside
- Highland
- Jefferson Park



Existing Zoning – Chaffee Park

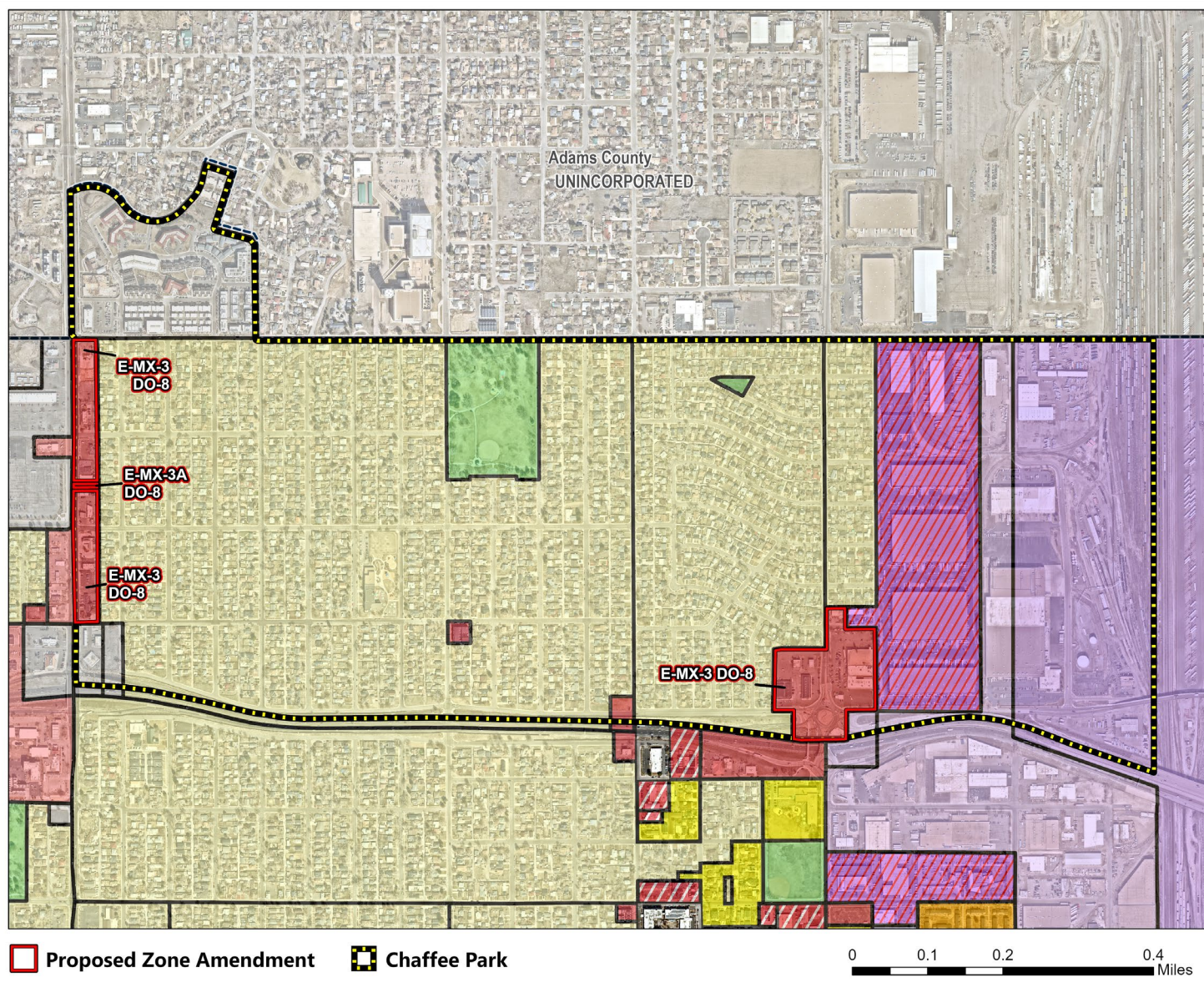
- E-CC-3X
- E-MX-3A



Proposed Zoning – Chaffee Park

Zoning

- Single Unit (SU)
- Two Unit (TU)
- Multi Unit (MU, RH, RO)
- Commercial Corridor (CC)
- Mixed Use (MX, M-GMX)
- Main Street (MS)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Industrial - Mixed Use (I-MX, M-IMX)
- Campus (EI, EI2, ENT, H, H2, NWC)
- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone



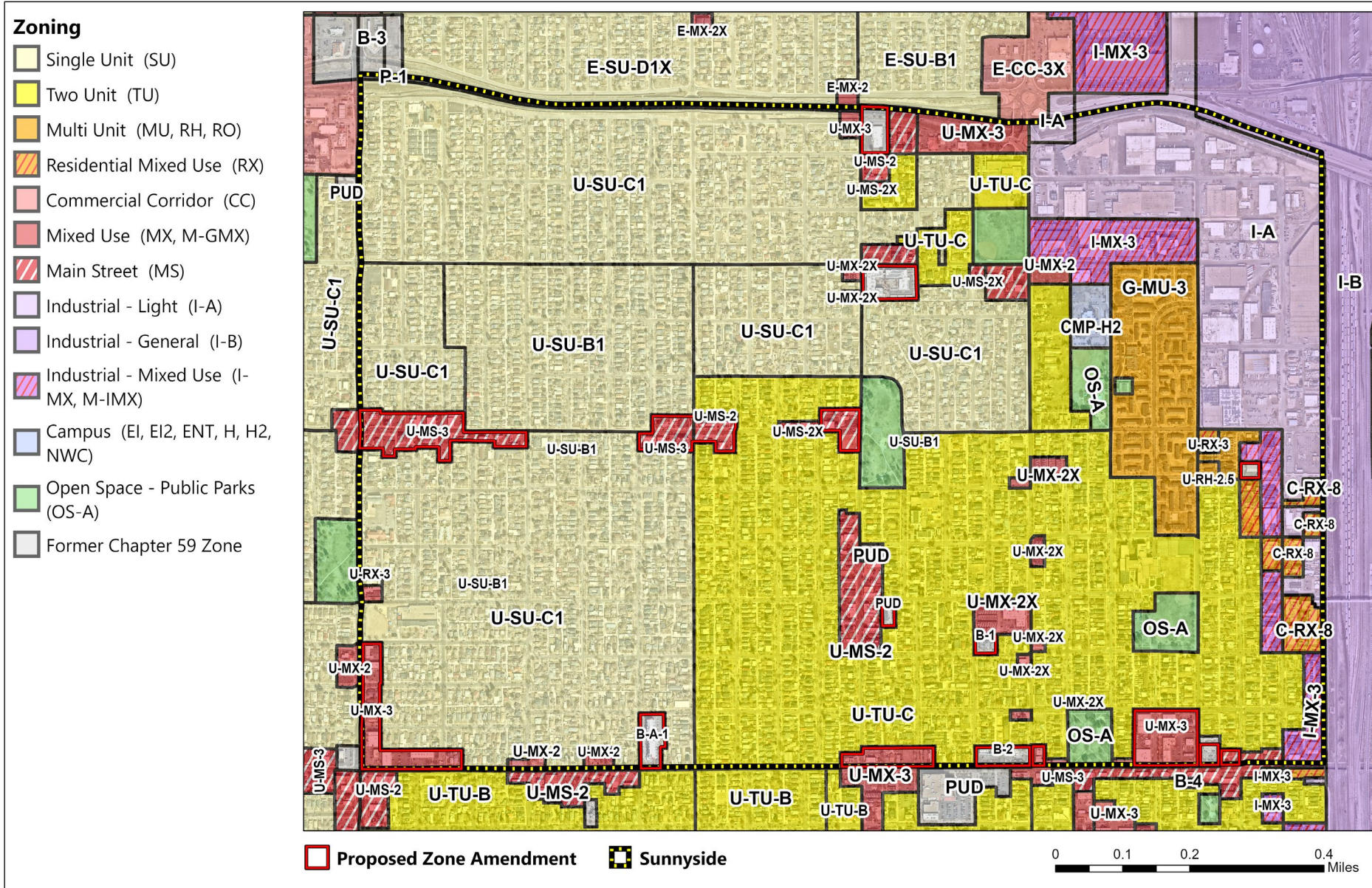
- E-MX-3, DO-8
- E-MX-3A, DO-8

Zoning Overview

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Existing Zoning – Sunnyside



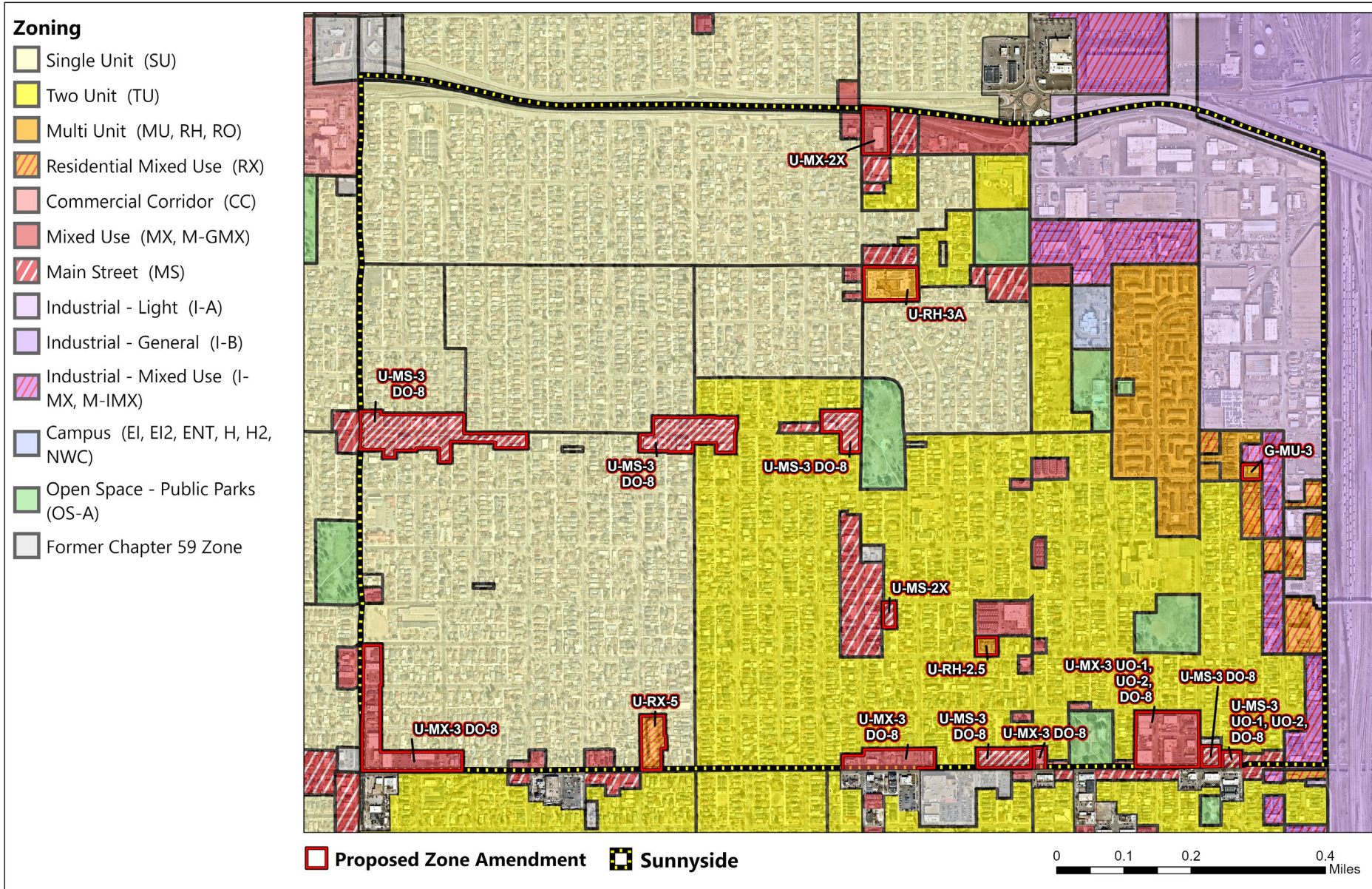
DZC Mixed Use Districts

- U-MS-2 and -3
- U-MX-3
- Some areas have UO-1 and UO-2

Former Chapter 59

- PUD 351, 279, and 243
- B-A-1 w/waivers
- B-1 w/waivers
- B-2
- B-2 w/waivers
- R-MU-30 w/waivers

Proposed Zoning – Sunnyside



Mixed Use Districts

- U-MS-3, DO-8
- U-MS-3, DO-8
- U-MX-3, DO-8
- U-MX-2x
- U-MS-2x
- U-RX-5

Residential Districts

- U-RH-3A
- U-RH-2.5

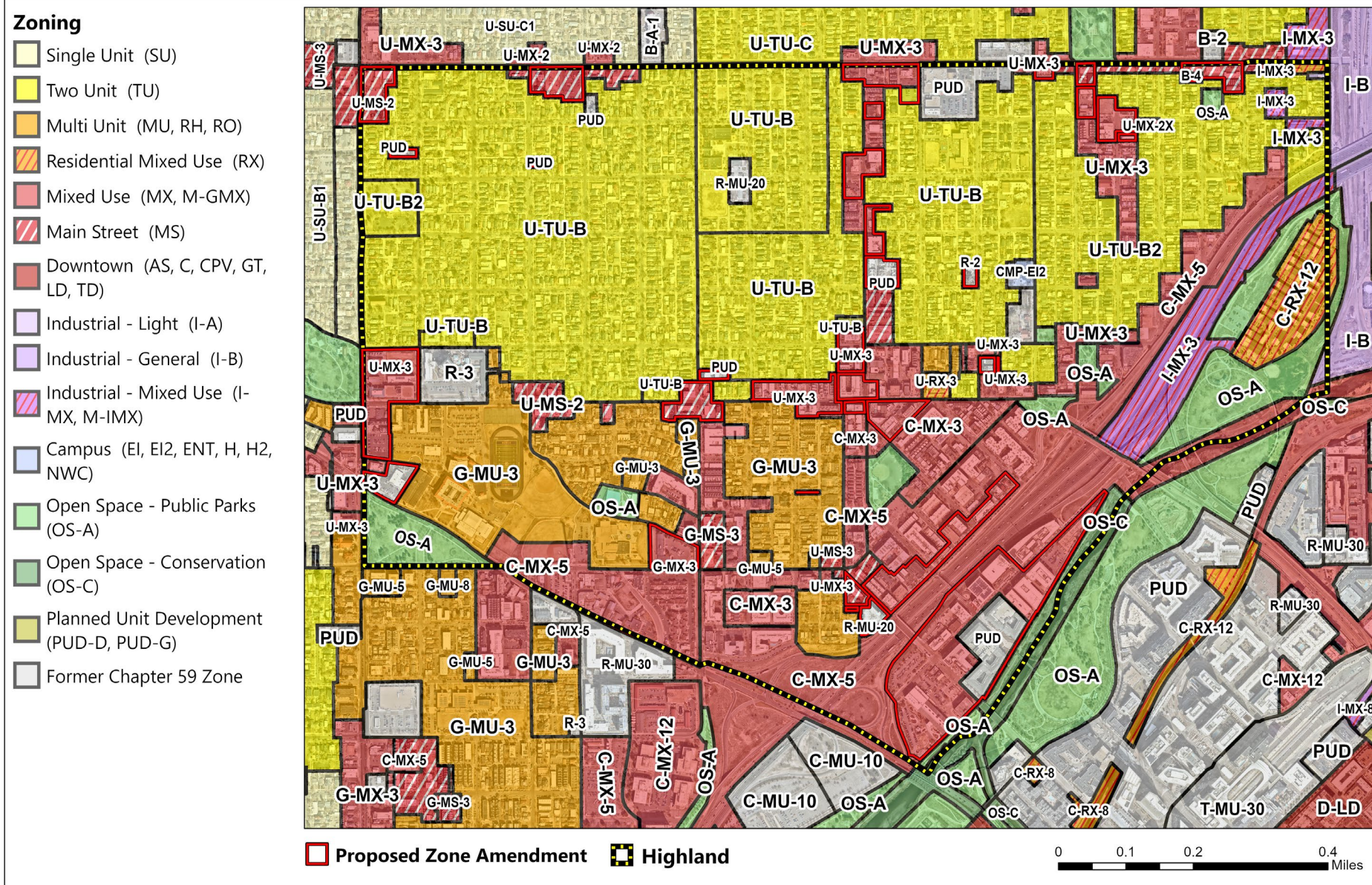
Maintain UO-1 and UO-2 overlays where they exist

Zoning Overview

- Chaffee Park
- Sunnyside
- Highland
- Jefferson Park



Existing Zoning – Highland



DZC Mixed Use Zone Districts

- U-MX-3
- U-MS-2 and -3
- G-MX-3
- C-MX-5
- Some areas have UO-1 and UO-2

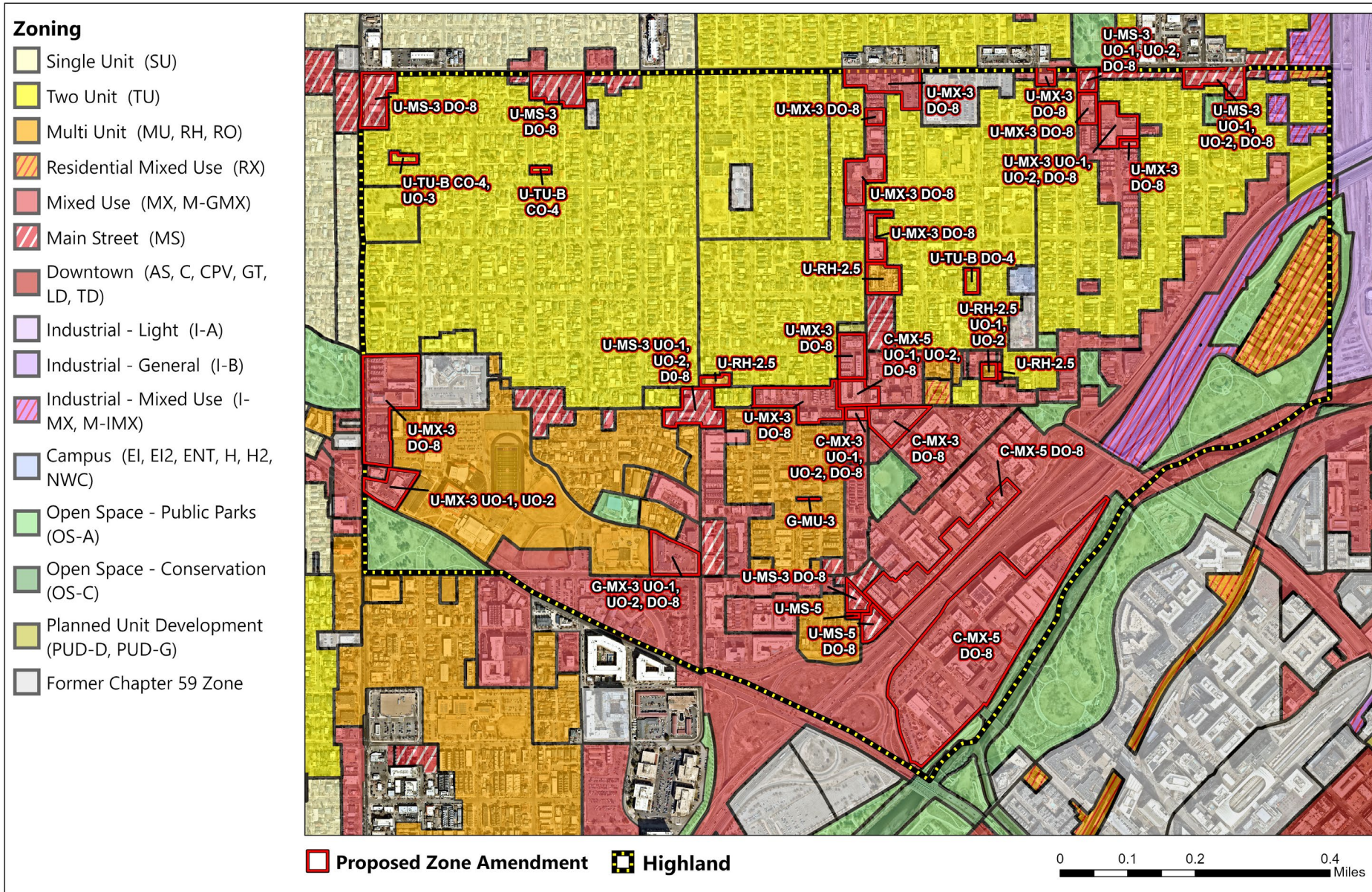
DZC Residential Zone District

- U-TU-B, DO-4

Former Chapter 59 Zone Districts

- PUD 622, 608, 504
- R-MU-20 w/waivers
- R-2
- B-4

Proposed Zoning – Highland



Mixed Use Districts

- U-MX-3, DO-8
- U-MS-3, DO-8
- U-MS-5, DO-8
- U-MS-5
- C-MX-5, DO-8
- G-MX-3, DO-8

Residential Districts

- U-TU-B, DO-4
- U-TU-B, CO-4
- U-TU-B, CO-4, UO-3
- U-RH-2.5
- G-MU-3

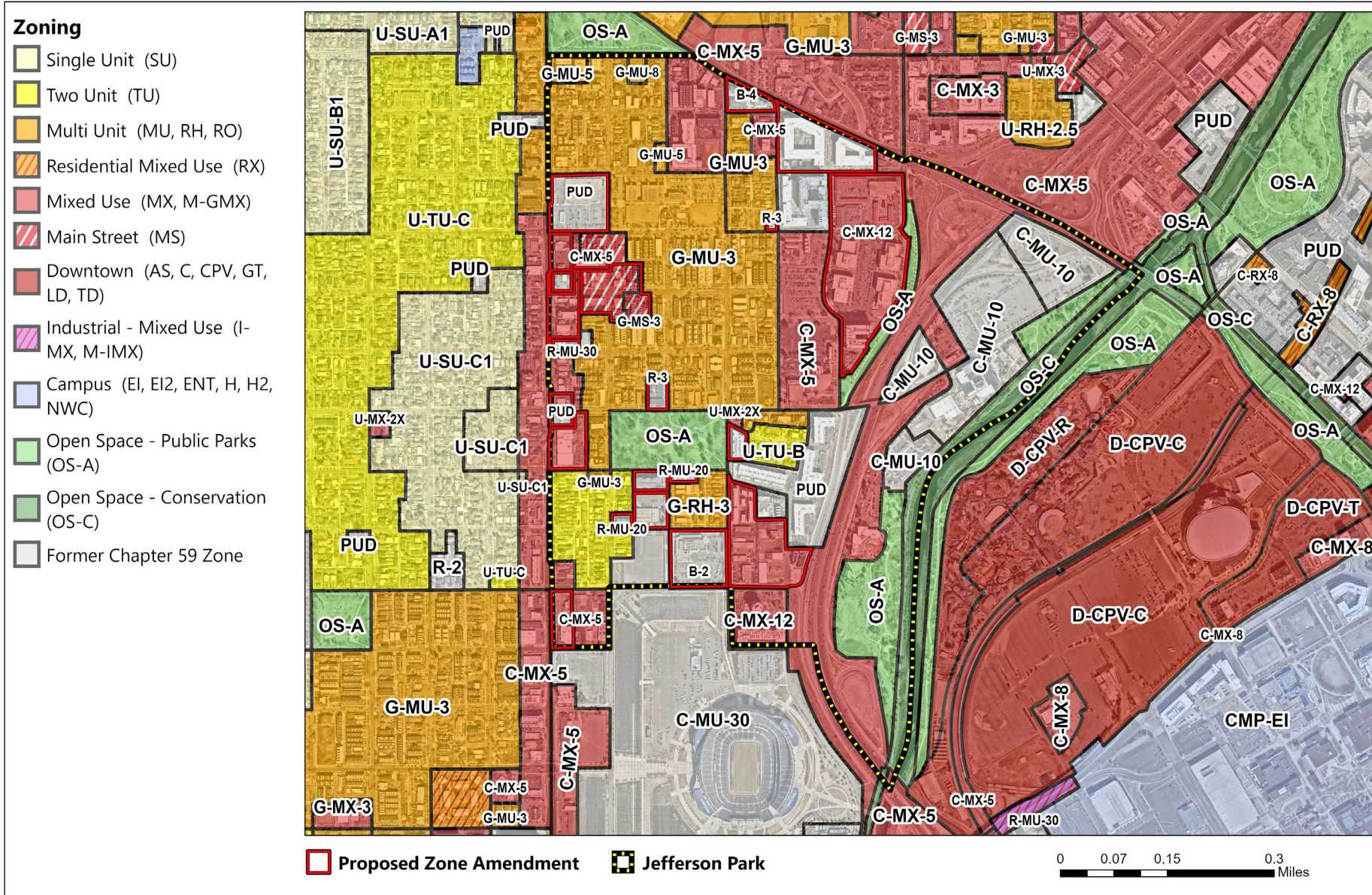
Maintain UO-1 and UO-2 overlays where they exist

Zoning Overview

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- Highland
- Jefferson Park



Existing Zoning – Jefferson Park



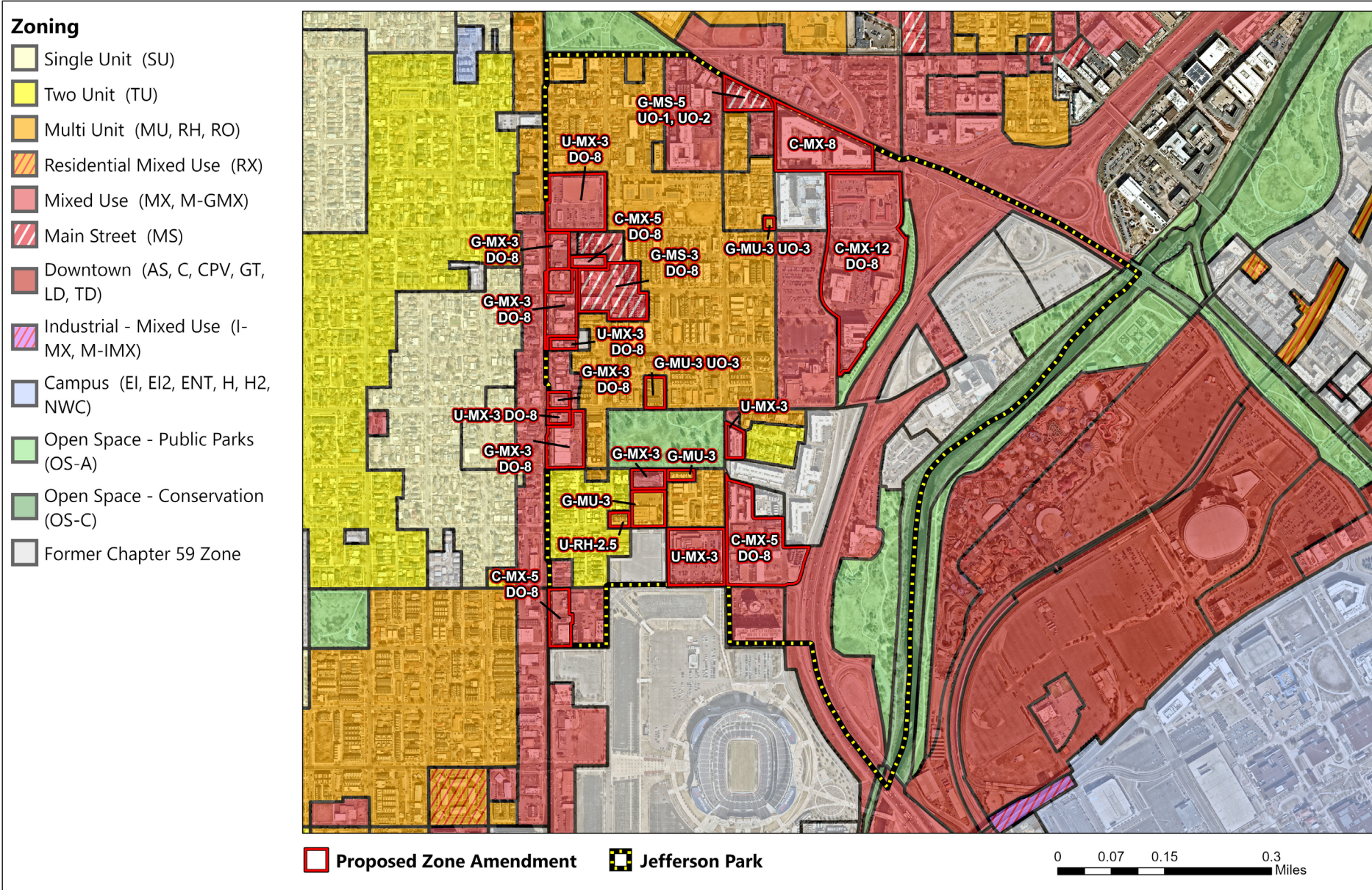
DZC Mixed Use Districts

- U-MX-3
- G-MX-3
- G-MS-3
- G-MS-3 w/waivers
- C-MX-5
- C-MX-12

Former Chapter 59 Districts

- PUD 45, 306, 486, 536
- R-MU-20 w/waivers
- R-MU-30 w/waivers
- R-3 w/waivers
- R-3, UO-3
- B-2
- B-4
- Some areas have UO-1 and UO-2

Proposed Zoning – Jefferson Park



Mixed Use Districts

- U-MX-3, DO-8
- U-MX-3
- G-MX-3, DO-8
- G-MS-3, DO-8
- G-MS-5
- C-MX-5, DO-8
- C-MX-8
- C-MX-12, DO-8

Residential Districts

- U-RH-2.5
- G-MU-3
- G-MU-3, UO-3

Maintain UO-1 and UO-2 overlays where they exist

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Updated Map Amendment Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

3. Consistency with Neighborhood Context, Zone District
Purpose and Intent

See *DZC 12.4.10.7*

If text amendment is approved, applicable
to all rezonings with City Council hearing
dates after February 24, 2025

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Near Northwest Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

Denver Zoning Code Review Criteria

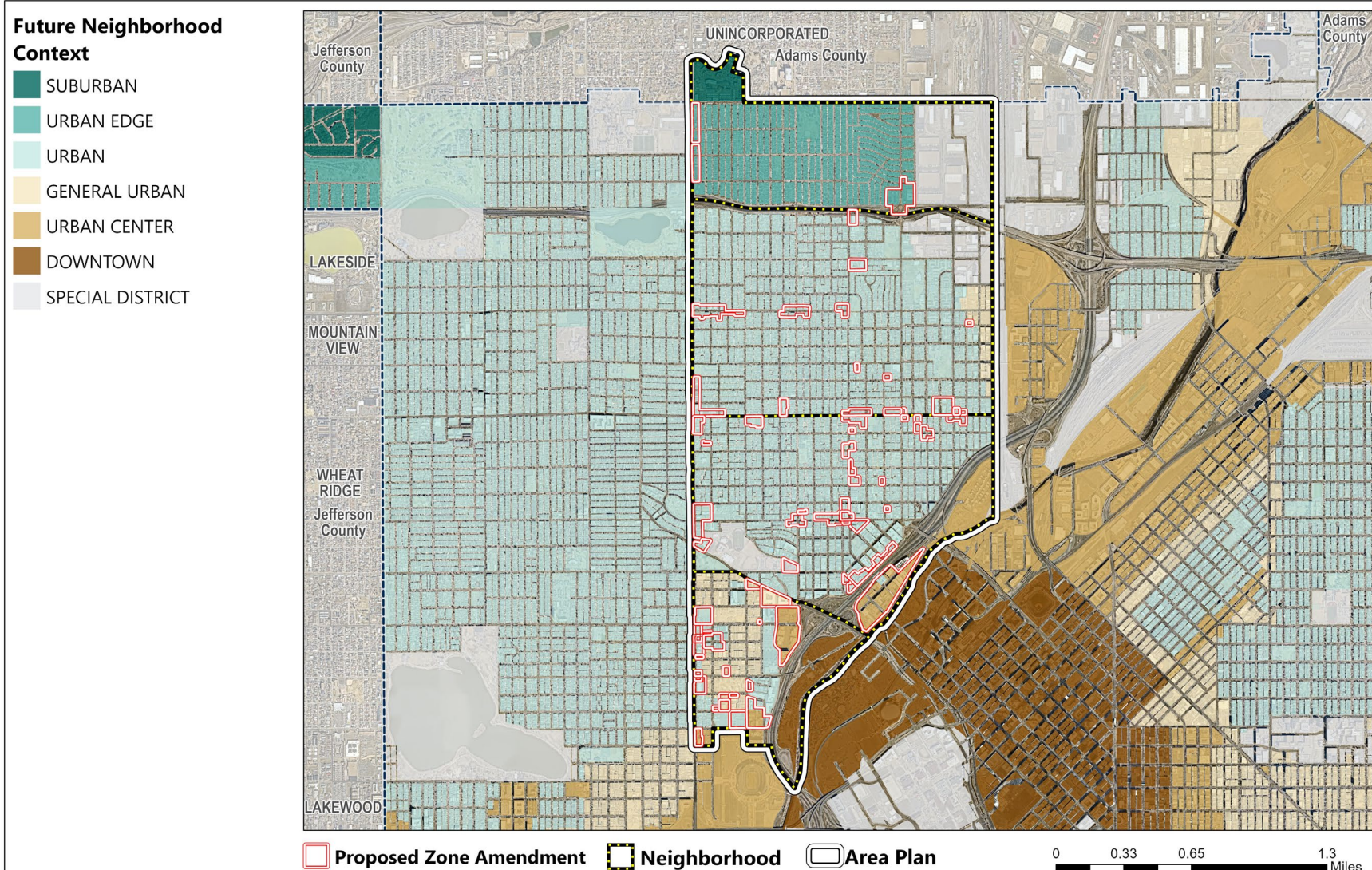
1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Near Northwest Area Plan*

2. Uniformity of District Regulations

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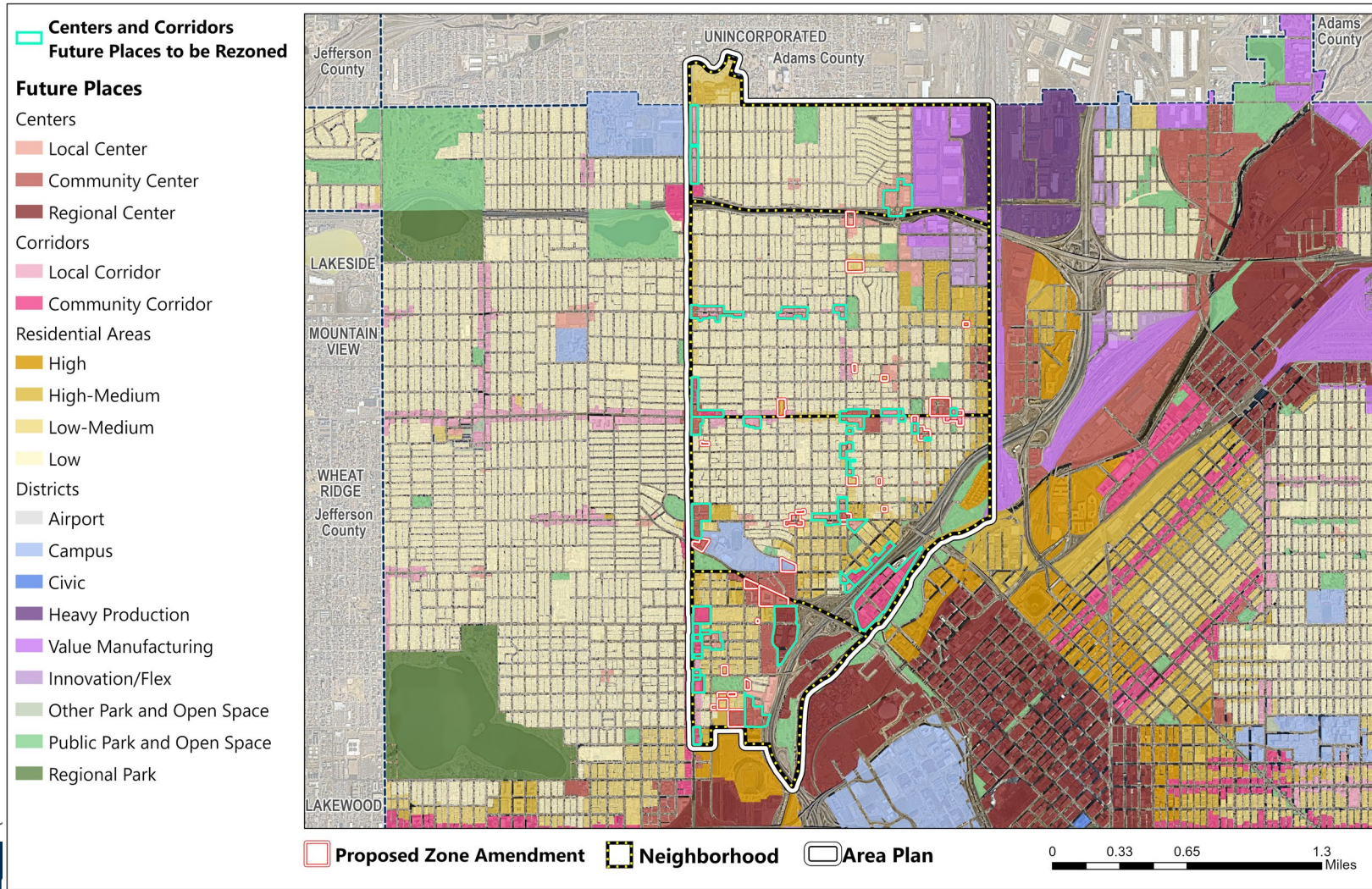
Blueprint Denver 2019



Future Neighborhood Context

- Urban Edge
- Urban
- General Urban
- Urban Center
- Districts

Blueprint Denver 2019

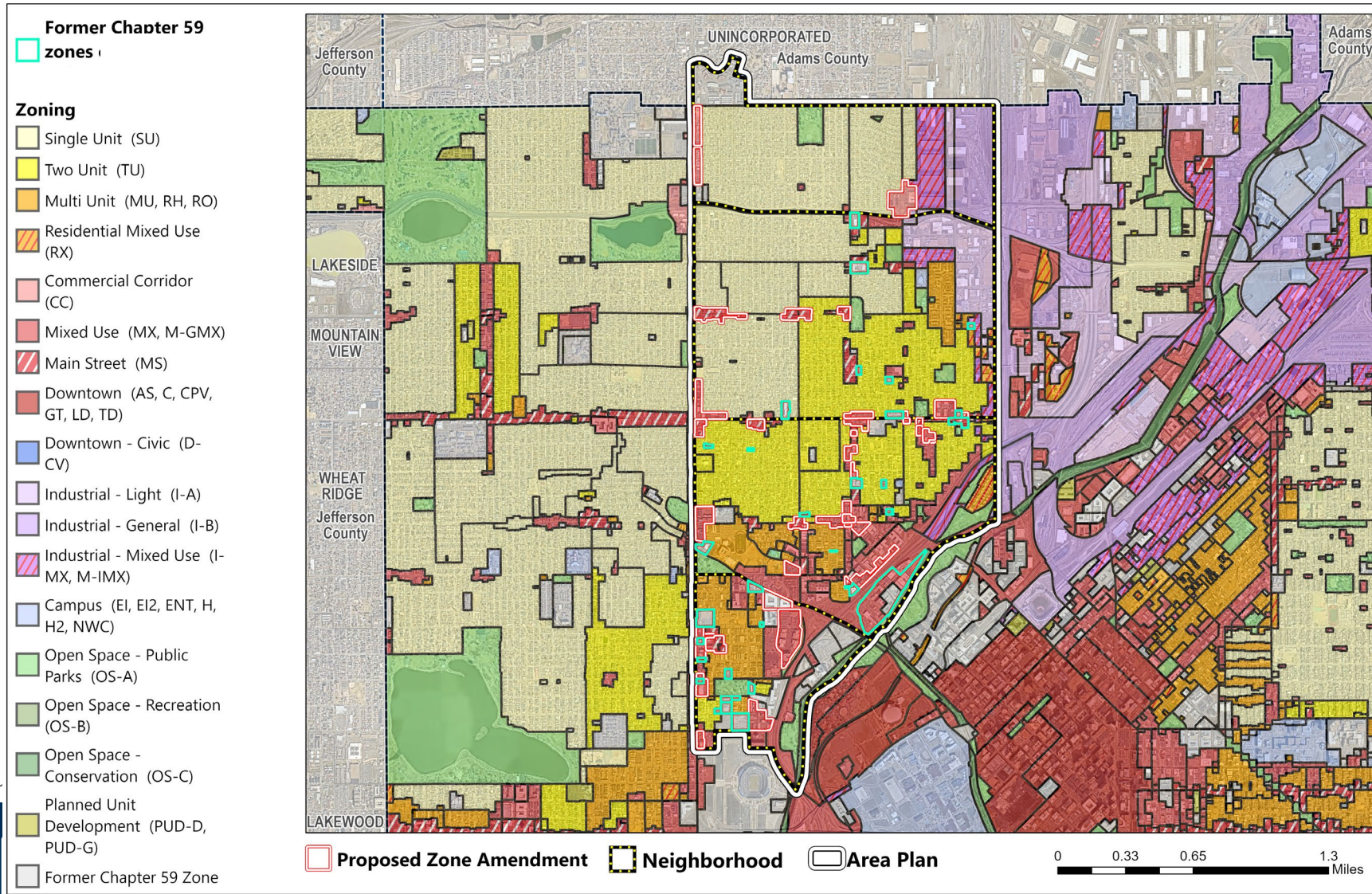


Future Place Type at Centers and Corridors

- Local Center
- Community Center
- Regional Center
- Local Corridor
- Community Corridor
- Campus

Impacts of a specific development proposal.

Blueprint Denver 2019



Future Place Type in Former Chapter 59 Areas

- Local Center
- Community Center
- Local Corridor
- Community Corridor
- Low Residential
- Low-Medium Residential
- High-Medium Residential

for a specific development proposal.

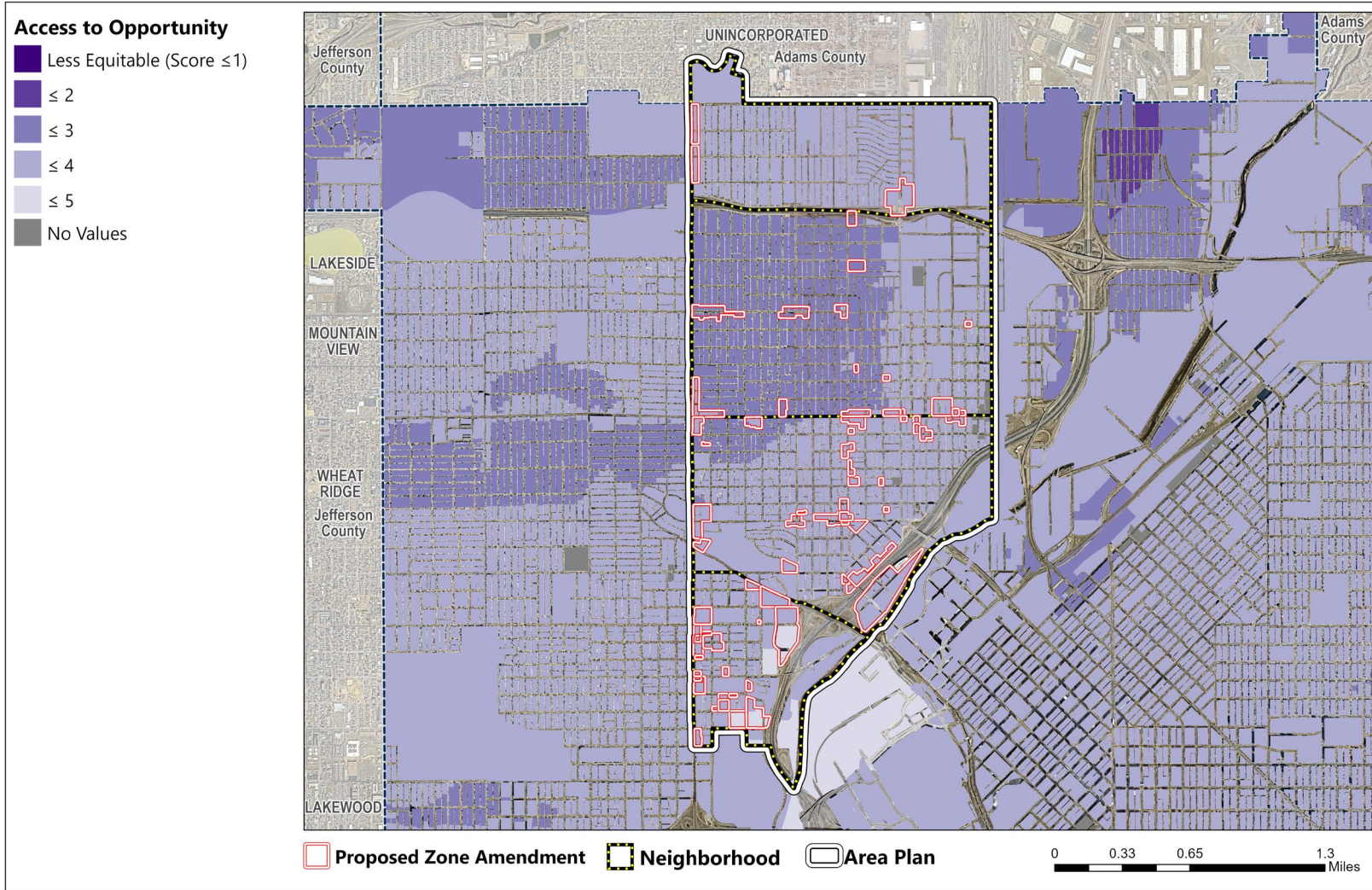
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

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



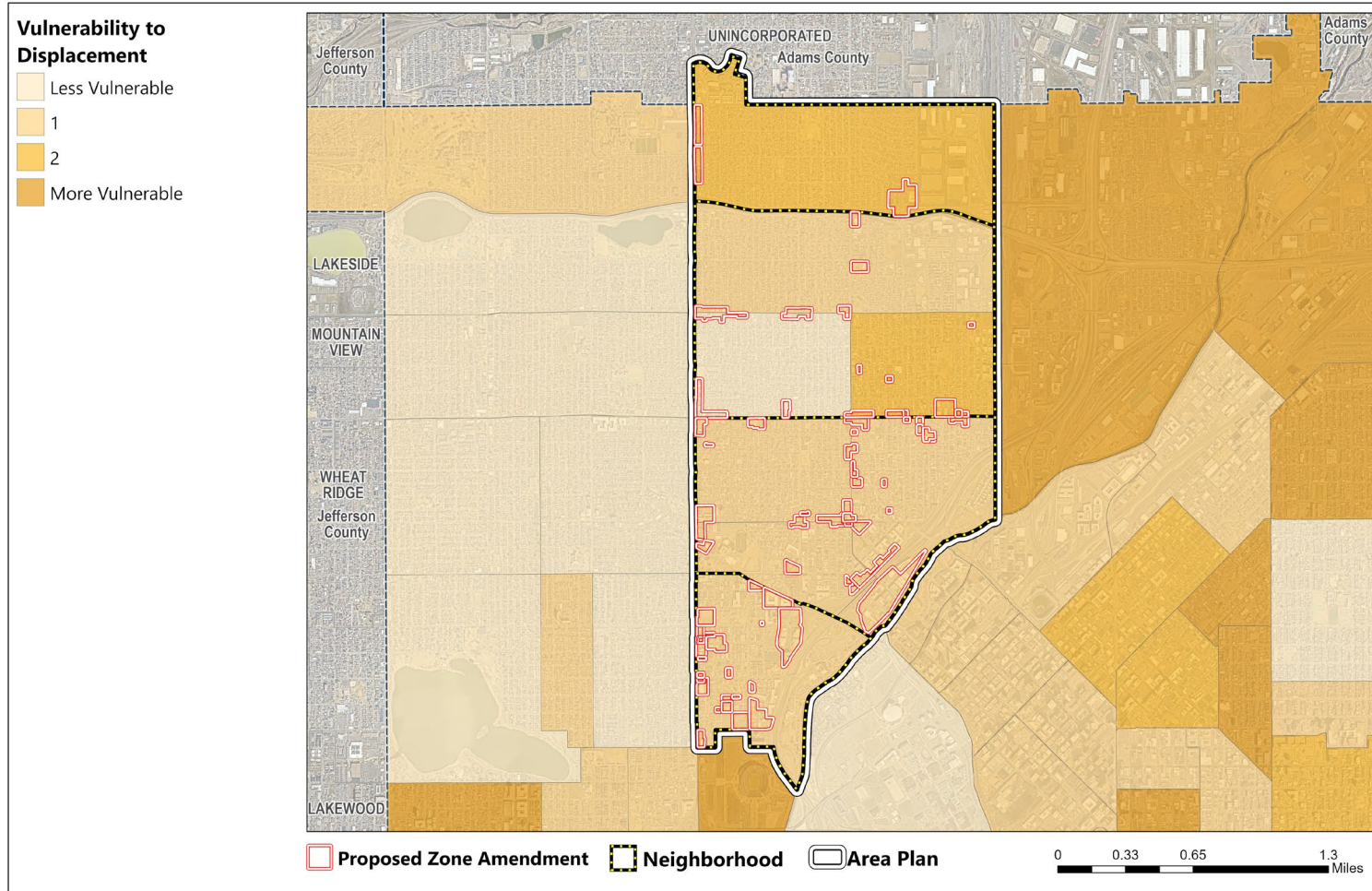
Blueprint Denver – Equity Analysis



Access to Opportunity

- Generally moderate Access to Opportunity
- More access to centers and corridors and parks
- Less access to transit

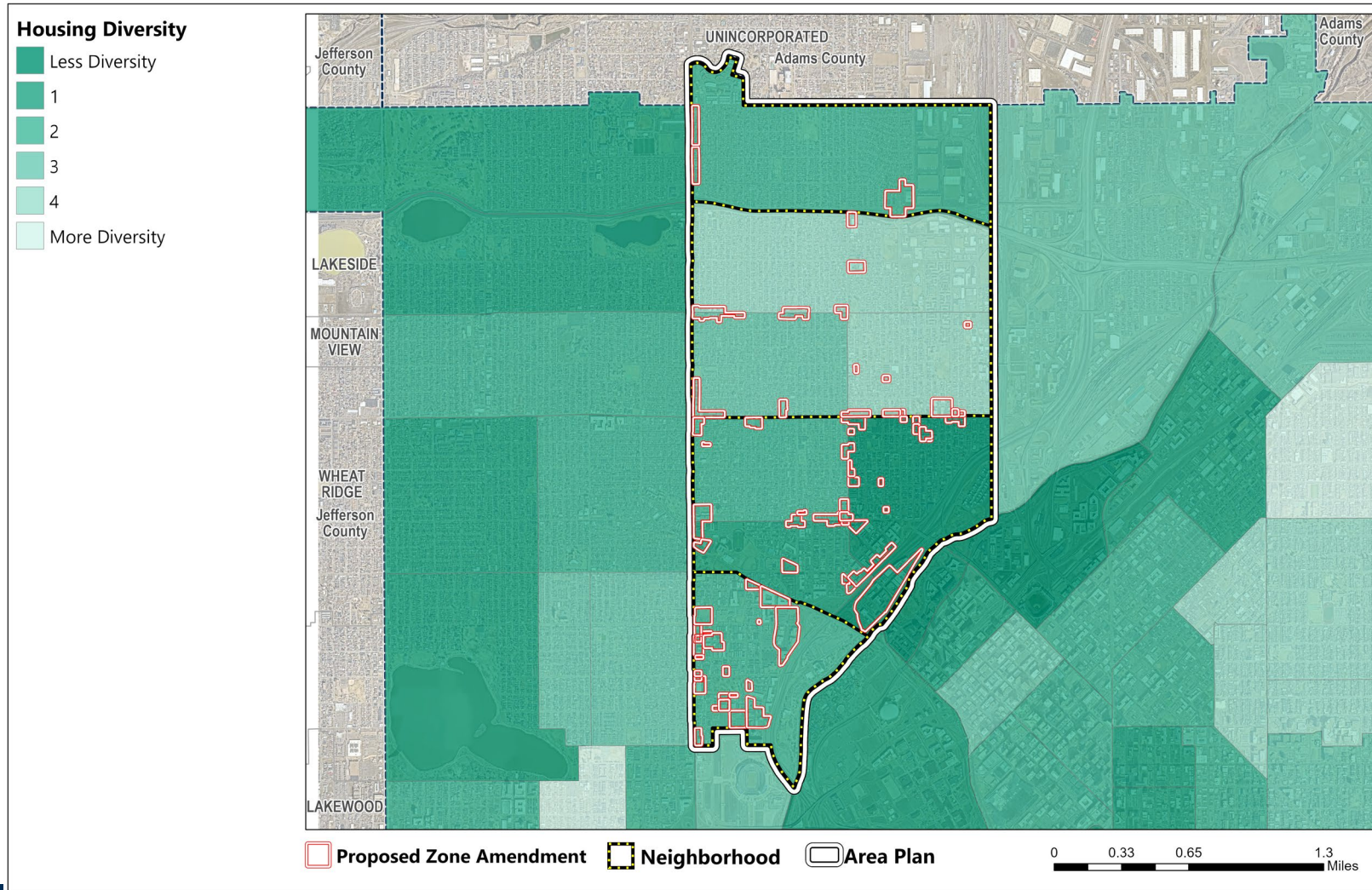
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Ranges from less to more vulnerable
- Chaffee Park and southeastern Sunnyside are more vulnerable

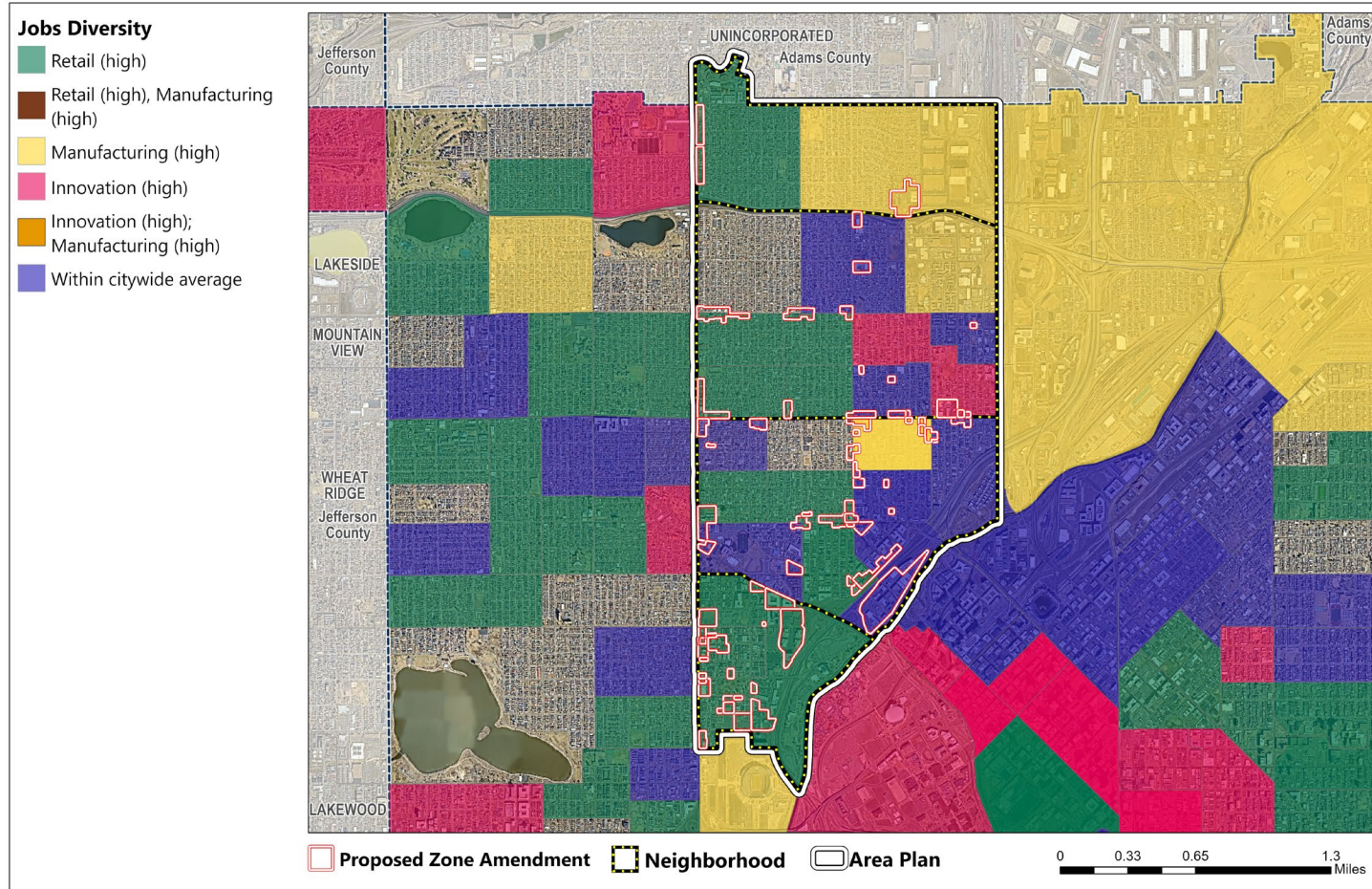
Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Sunnyside is the most diverse
- Portions of Highland are the least diverse

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Mostly retail in the western portion of the area
- Manufacturing in northeast portion

Blueprint Denver 2019

Blueprint Strategies

- **Land Use & Built Form, General Policy 3, Strategy A** – Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.
- **Land Use & Built Form, General Policy 11** – implement plan recommendations through city-led legislative rezoning and text amendments.
- **Land Use & Built Form, Design Quality and Preservation Policy 4** – Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Near Northwest Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

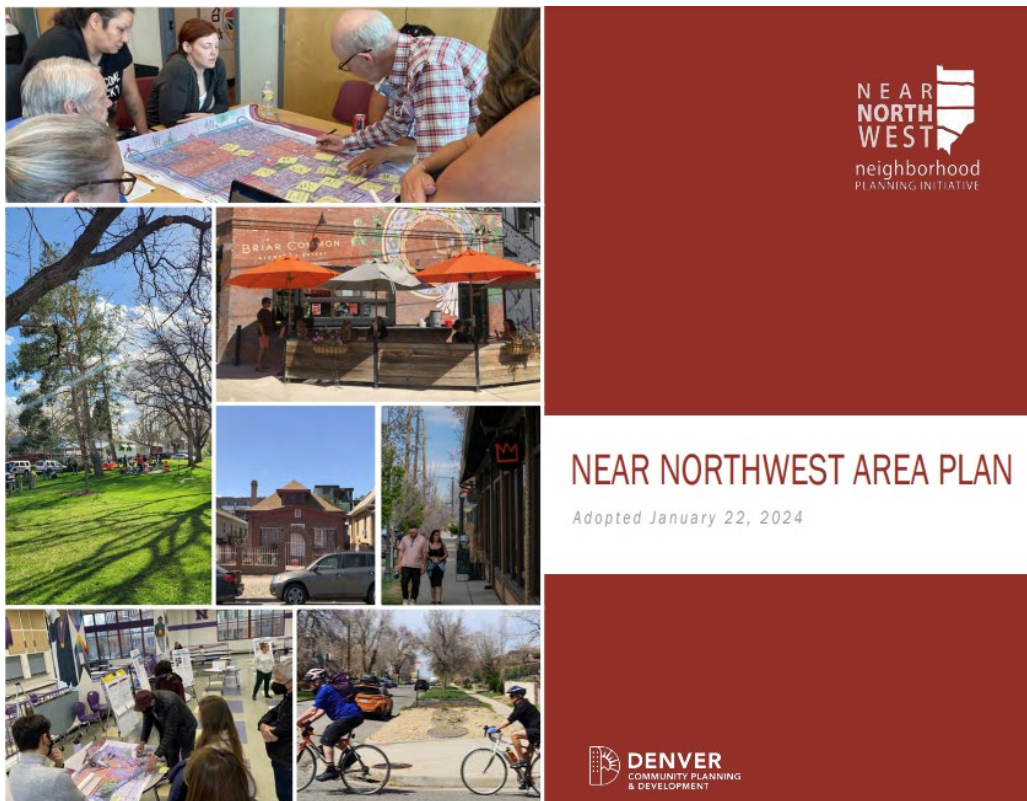
Near Northwest Area Plan



Centers and Corridors

- **LU-2 – Elevate the design of buildings, streets, and public spaces**
 - Limit auto-oriented building forms
 - Encourage better design outcomes
- **LU-3 – expand commercial areas**
 - Require an active mix of uses at the street level – consider applying DO-8
- **LU-6 – celebrate the history and significance of former streetcar system**
 - Explore a design overlay to ensure new development is consistent with scale and character (e.g. active ground floor uses)

Near Northwest Area Plan



Former Chapter 59 Properties

- LU-11 – support regulatory efforts to improve design outcomes, equity, and responsiveness to evolution in zoning regulations
 - Support rezoning out of FC59 into the Denver Zoning Code.
 - Align district with land use guidance from this plan
 - Implement legislative rezoning to address larger scales areas to reflect land use recommendations

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Proposal

The rezoning proposal focuses on implementing key land use recommendations:

- Significantly improve design standards and promote active uses in existing commercial centers and corridors.
- Rezone Former Chapter 59 districts into the Denver Zoning Code.

CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

CPD Recommendation

CPD recommends approval, based on finding all review criteria that are currently proposed have also been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Applicable to all rezonings with hearing dates after February 24, 2025