



Proposed Denver Zoning Code Text Amendment #9 and Map Amendment #2016I-00035

Text Amendment to create new Downtown
Arapahoe Square zone districts & enable a new
Arapahoe Square Design Advisory Board

Map Amendment for rezoning of multiple
properties from D-AS and C-MX-12 UO-1, UO-2 to
D-AS-20+, D-AS-12+, C-MX-8, C-MX-5, and C-MX-3

06/27/16

City Council Public Hearing

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Sponsor & Community Partners

- Sponsored by Albus Brooks, Council District 9
- Developed in partnership with the Arapahoe Square Task Force
 - Property & business owners
 - Developers
 - Residents/RNO representatives
 - Design professionals
 - City Council & Planning Board members

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Purpose

- To implement plan recommendations for a context- and form-based regulatory system in Arapahoe Square with:
 - New form-based zone districts
 - D-AS-12+
 - D-AS-20+
 - A new Design Advisory Board (DAB)
 - Note that Planning Board recommended CPD adoption of new design standards and guidelines that will inform DAB review at a public hearing on May 4
 - Zone district mapping to create height transitions



Overall Process

2014	Two Task Force meetings	Develop Material
2015	Eight Task Force Meetings + One Planning Board info item	
02/17/2016	Draft posted to CPD website - Email notice to all RNOs & Council	Public Review
02/17/2016	Planning Board informational item	
02/27/2016	Presentation of public review drafts to INC-ZAP	
03/09/2016	Community Open House	
03/31/2016	Final Task Force meeting	
04/06/2016	Planning Board informational item	Adoption Process
04/20/2016	Planning Board public hearing on text and map amendments	
05/11/2016	City Council Neighborhoods & Planning Committee	
05/31/2016	City Council first reading	
05/02/16	Presentation to Curtis Park Neighbors	
06/27/2016	City Council Public Hearing	
08/23/2016	Proposed effective date of DSG + text and map amendments	



Public Comment Themes

- Excitement regarding the neighborhood's potential
 - Promoting a pedestrian-oriented neighborhood
 - Quality, human-scale design
 - Context-sensitive design
 - Flexible design options
 - Exploring community gathering spaces



*Letters of support from Task Force
Curtis Park Neighbors and
Enterprise Hill RNOs*



Public Comment Themes

- Diversity of opinions on building height
 - Point Tower height
 - Transitions to surrounding historic districts
 - Height transition within Curtis Park
 - Note that the Task Force recommended removing a portion of this area from the proposed map amendment
- Diversity of opinions on parking requirements





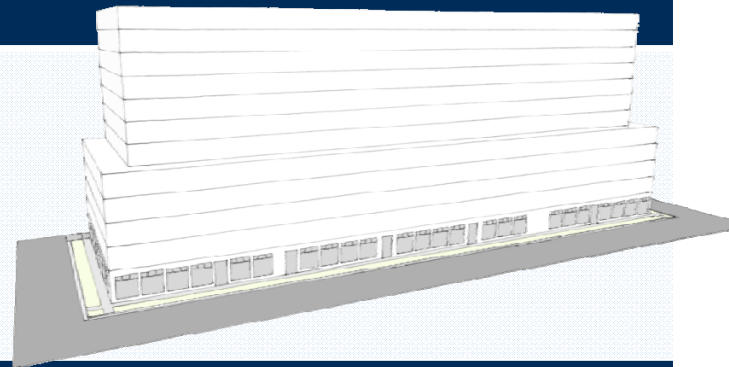
Overview of the System

Zoning

Prescriptive

The base rules that shape development

- Height
- Build-to
- Ground & upper-story setbacks
- Parking location



Design Standards and Guidelines

Performance Oriented

Context/case-specific review to reinforce zoning intent

- Building placement & open space
- Vehicular access and parking
- Building massing & articulation
- Building materials & transparency
- Scale transitions
- Guidance for key streets



Executive Summary: Page 2



Text Amendment #9



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Summary of Proposed Text Amendment

- Two New Zone Districts
- Three Building Forms
 - General
 - General with Height Incentive
 - Increased height incentivizes enhanced façade design with limited visibility of structured parking
 - Point Tower
 - Tallest height incentivizes enhanced façade design and limited massing of tower portion of the building



Local design firms tested the feasibility of key building form standards



Denver Zoning Code (DZC) Text Amendment Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Downtown Area Plan (2007)
- Northeast Downtown Neighborhoods Plan (2011)

2. Furthers the Public Health, Safety and General Welfare

3. Results in Uniformity of District Regulations



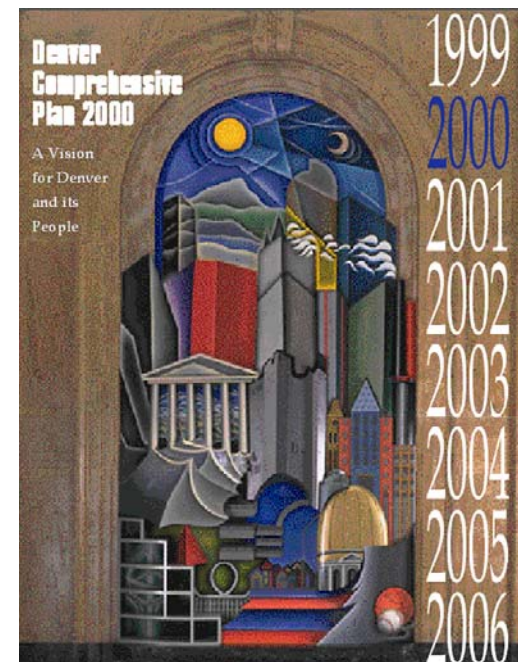
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Text Amendment Review Criteria Adopted Plans

Comprehensive Plan 2000

- Land Use Strategies
 - 2-A: Update zoning to promote high-quality urban design and provide flexibility for future needs (P. 58)
 - 3-B: Encourage quality infill development that offers opportunities for increased density and more amenities (P. 60)
 - 4-A Encourage development of vibrant urban centers and neighborhoods (P. 60)
- Denver’s Legacies Strategies
 - 2-B: “Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change” (P. 98)
 - 2-C Target specific design concerns with “appropriate controls and incentives” (P. 98)



The proposed text amendment is consistent with Comprehensive Plan 2000.

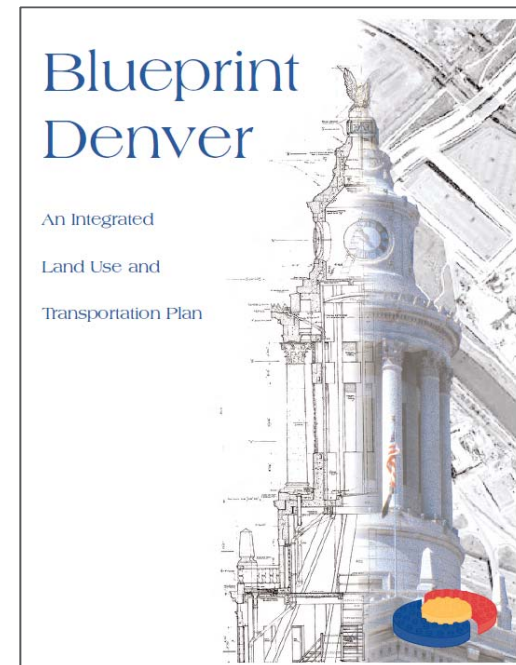


Text Amendment Review Criteria Adopted Plans

Blueprint Denver (2002)

- Consider zoning changes to implement design standards that “ensure the quality of design is an asset to the surrounding neighborhood” (P. 74)
- Create new or modified zone districts where needed to facilitate appropriate uses, densities and design standards for Areas of Change (P. 130)

The proposed text amendment is consistent with Blueprint Denver.



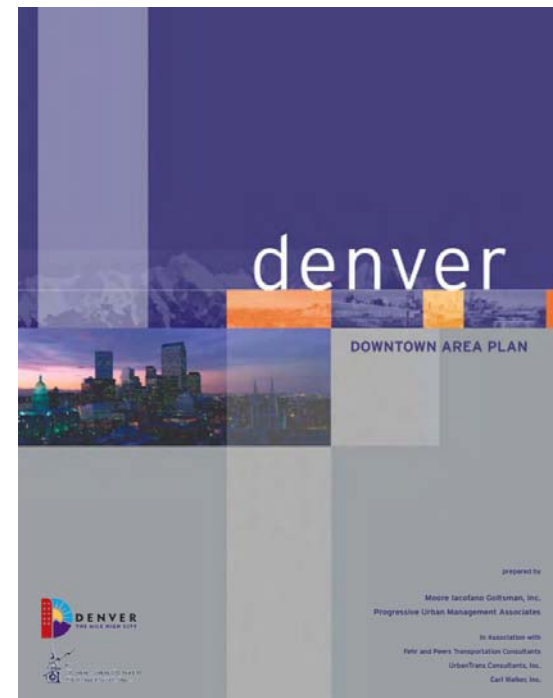


Text Amendment Review Criteria Adopted Plans

Downtown Area Plan (2007)

- Redevelop Arapahoe Square into a “cutting-edge, densely populated, mixed use area that provides a range of housing types and a center for innovative business” (P. 35)
 - The “most potential for redevelopment and revitalization” in Downtown (P. 56)
- “Revise land use regulations to implement the plan” (P. 35)

The proposed text amendment is consistent with the Downtown Area Plan.



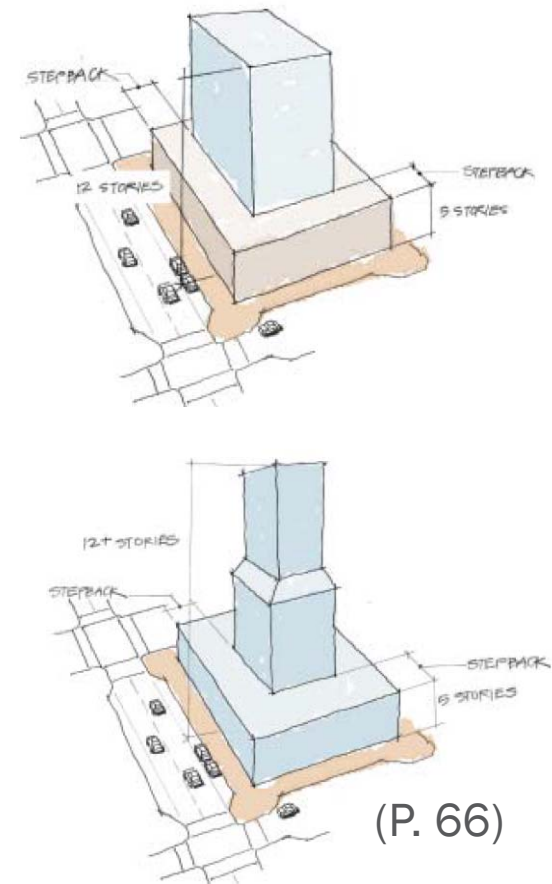


Text Amendment Review Criteria Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

- Enhance Urban Design by allowing a mix of building forms (P. 66)
- Encourage variations in building height based on form alternatives rather than use premiums (P. 67)
 - Point Towers
- Encourage buildings that add visual interest and pedestrian scale to the public realm (P. 66)
- Implement a “Datum” (upper story setback) at a maximum of 5-stories (P. 67)
- Minimize the visual impact of parking (P. 66)

The proposed text amendment is consistent with the Northeast Downtown Neighborhoods Plan.

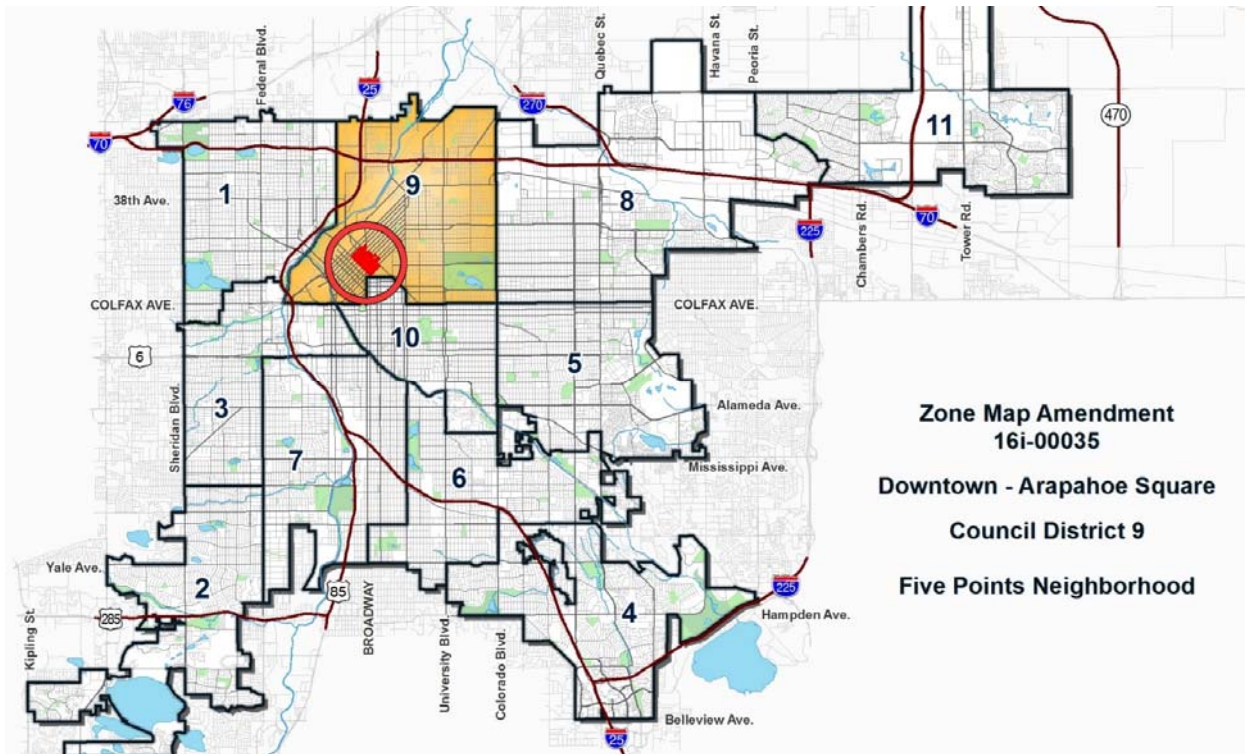


(P. 66)



Map Amendment #2016I-00035

D-AS and C-MX-12, UO-1, UO-2 to
D-AS-20+, D-AS-12+, C-MX-8, C-MX-5, C-MX-5

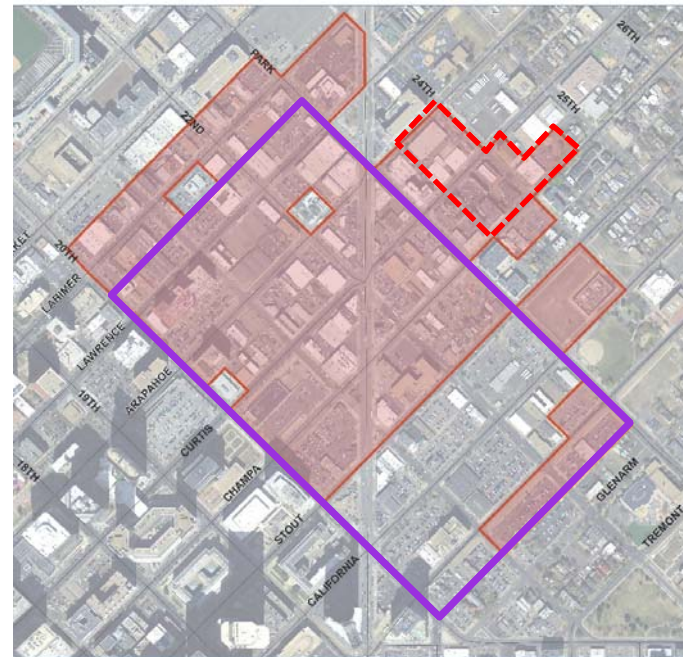




Summary of Proposed Map Amendment

Geographic Scope of Zoning Study

- Arapahoe Square neighborhood (purple area on map)
- Areas outside of Arapahoe Square that are currently zoned as D-AS (pink area on map)
 - Note that a portion of Curtis Park where further study is needed is not included in the proposed amendment (red dashed area on map)



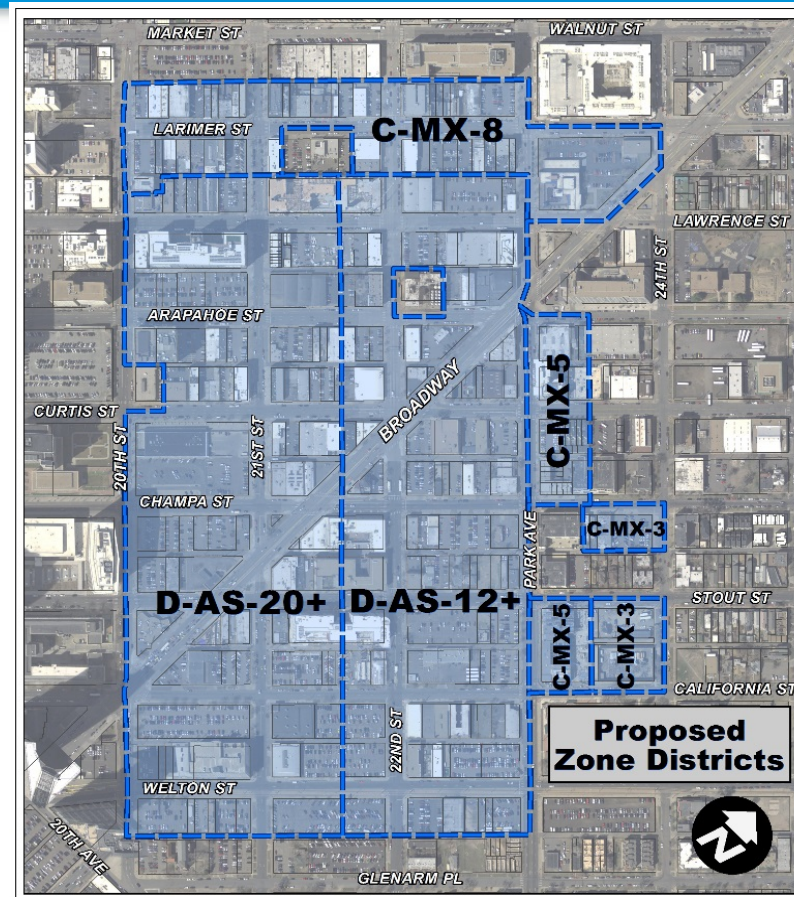
Geographic Scope of Study



Summary of Proposed Map Amendment

Proposed Map Amendment

- New D-AS-12+ and D-AS-20+ districts within Arapahoe Square
- C-MX-8 in Ballpark
- C-MX-3 and C-MX-5 in Curtis Park



Proposed Map Amendment



Map Amendment Review Criteria Adopted Plans

Comprehensive Plan 2000

- Sustainability Strategy 2-F: Conserve land by promoting infill development at sites where services and infrastructure are already in place (P. 39)
- Land Use Strategy 3-B: Encourage quality infill development (P. 60)
- Legacies Strategy 2-B: “Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change” (P. 98)

The map amendment is consistent with Comprehensive Plan 2000.

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Map Amendment Review Criteria Adopted Plans

Blueprint Denver (2002)

- Land Use Concepts:
 - Mixed Use areas have both a sizable employment base as well as a variety of mid to high density housing options. Pedestrian access is of importance within the area.
 - Transit Oriented Development areas provide housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access.
- Area of Change



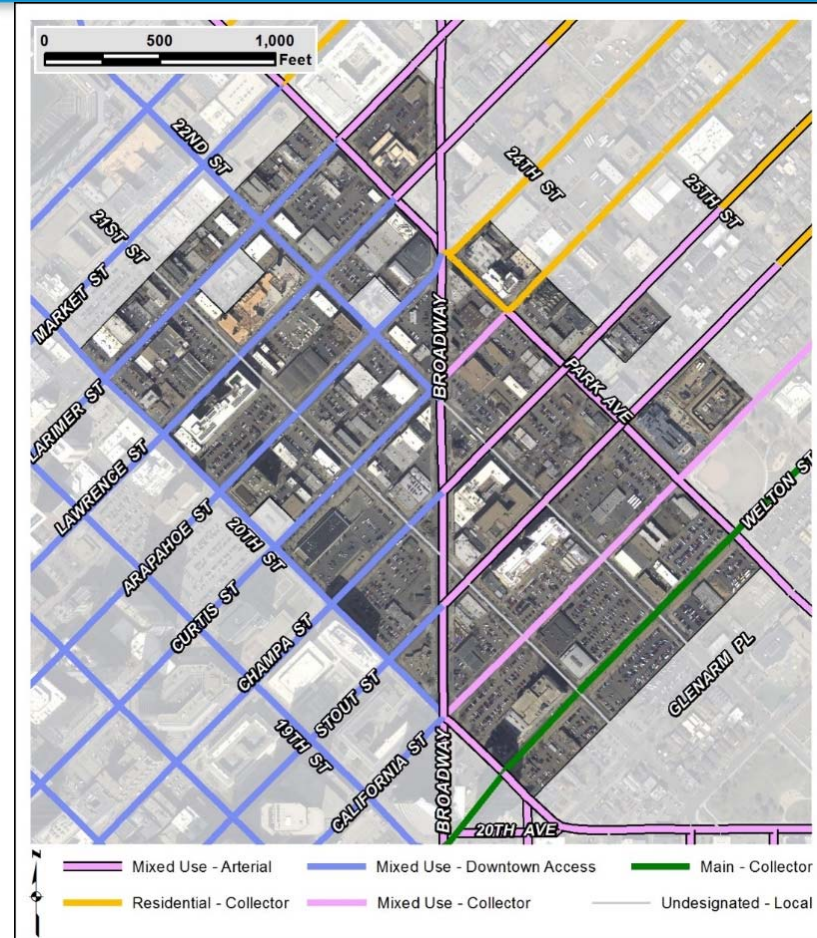


Map Amendment Review Criteria Adopted Plans

Blueprint Denver (2002)

- Street Classification:
 - Mixed Use Arterials
 - Broadway, Park Avenue, Champa, Stout, California
 - Main - Collector
 - Welton St
 - Mixed Use - Downtown Access
 - All other streets

The map amendment is consistent with Blueprint Denver future land use and street classifications.





Map Amendment Review Criteria Adopted Plans

Northeast Downtown Neighborhoods Plan

- Land Use
 - Mixed Use
 - Transit Oriented Development



(P. 17 & 68)

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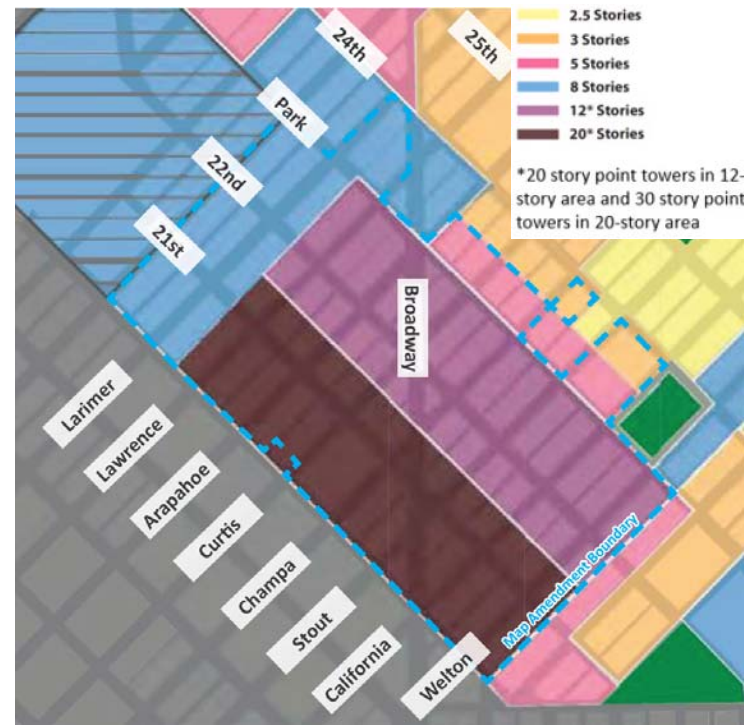


Map Amendment Review Criteria Adopted Plans

Northeast Downtown Neighborhoods Plan

- Create a transition from the Downtown Core to the neighborhoods
 - 20 stories closer to downtown with an additional 10 stories for Point Towers
 - 12 stories closer to Curtis park with an additional 8 stories for Point Towers
 - Outside of Arapahoe Square building heights recommendations range from 3-8 stories

Note: The Task Force requested that an area of existing D-AS zoning in Curtis Park not be included in the proposed map amendment



(P. 19 & 67)

The proposed map amendment is consistent with Northeast Downtown Neighborhoods Plan recommendations for land use and building heights.



Planning Board Recommendations

1. At a public hearing on April 20, 2016, Planning Board unanimously recommended approval of Denver Zoning Code Text Amendment #9 to City Council.
2. At a public hearing on April 20, 2016, Planning Board unanimously recommended approval of map amendment #2016I-00035.



Staff Recommendations

1. CPD staff recommends City Council approval of Text Amendment #9 finding that the applicable review criteria in DZC Section 12.4.11 have been met.
2. CPD staff recommends City Council approval of Map Amendment #2016I-00035 finding that the applicable review criteria in DZC Section 12.4.10 have been met.