

# 38th & Blake Station Area

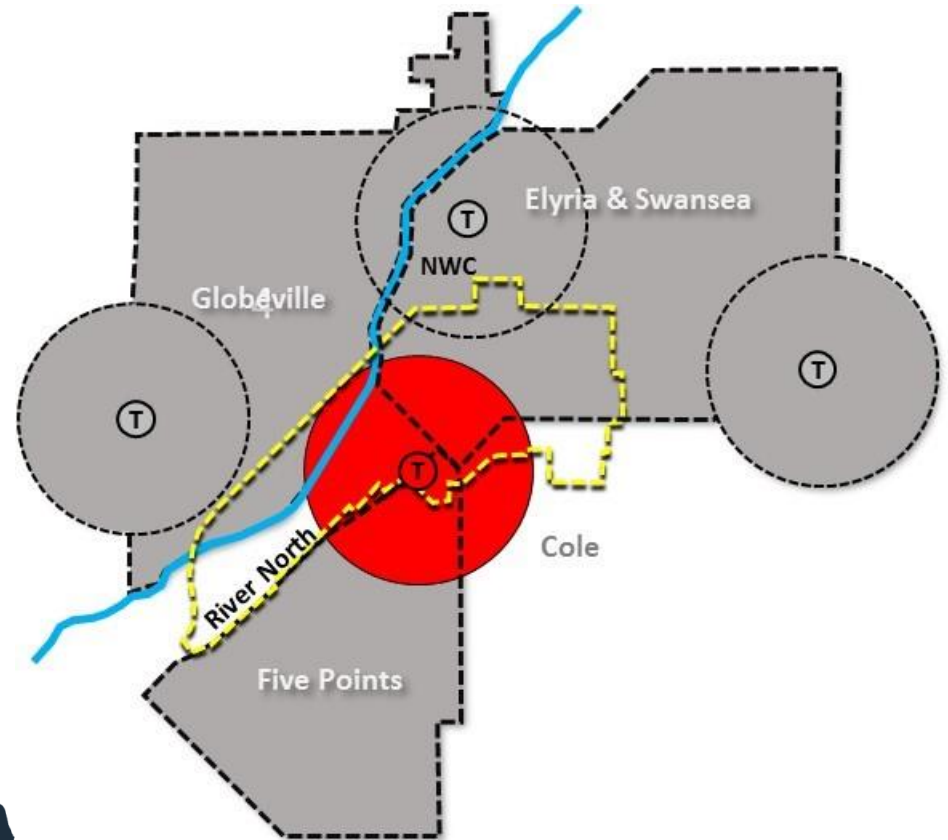
## Height Amendments



**Denver City Council**  
September 19, 2016

# Why amend the plans?

- 5 Overlapping Plans
- Inconsistent and unclear height recommendations

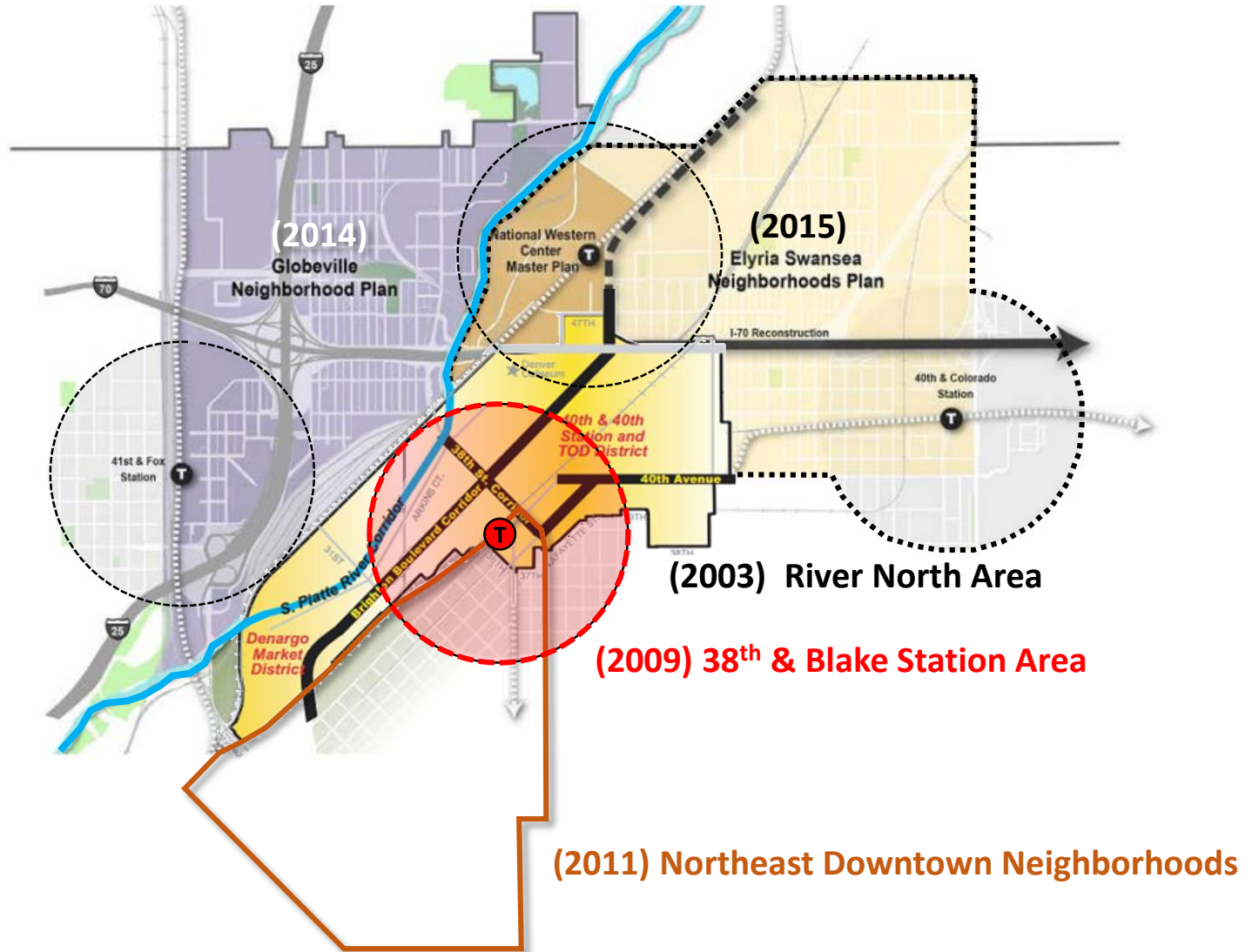


# Why amend the plans?

# Changing Area Context



# 5 Applicable Plans for the Station Area



# Planning Process

## Past Activity (2016)

February.....Ideas and Feedback  
March.....Alternatives  
April.....Preferred Alternative  
May.....Public Review Draft

## Adoption Steps

Planning Board Hearing: Aug 17<sup>th</sup>  
City Council Committee: Aug 30<sup>th</sup>  
City Council Hearing: Sept 19<sup>th</sup>

## Implementation Next Steps

Building Design (Jul – Nov)  
Affordable Housing (Sept – Dec)  
Council-Initiated Rezoning (Q1 2017)

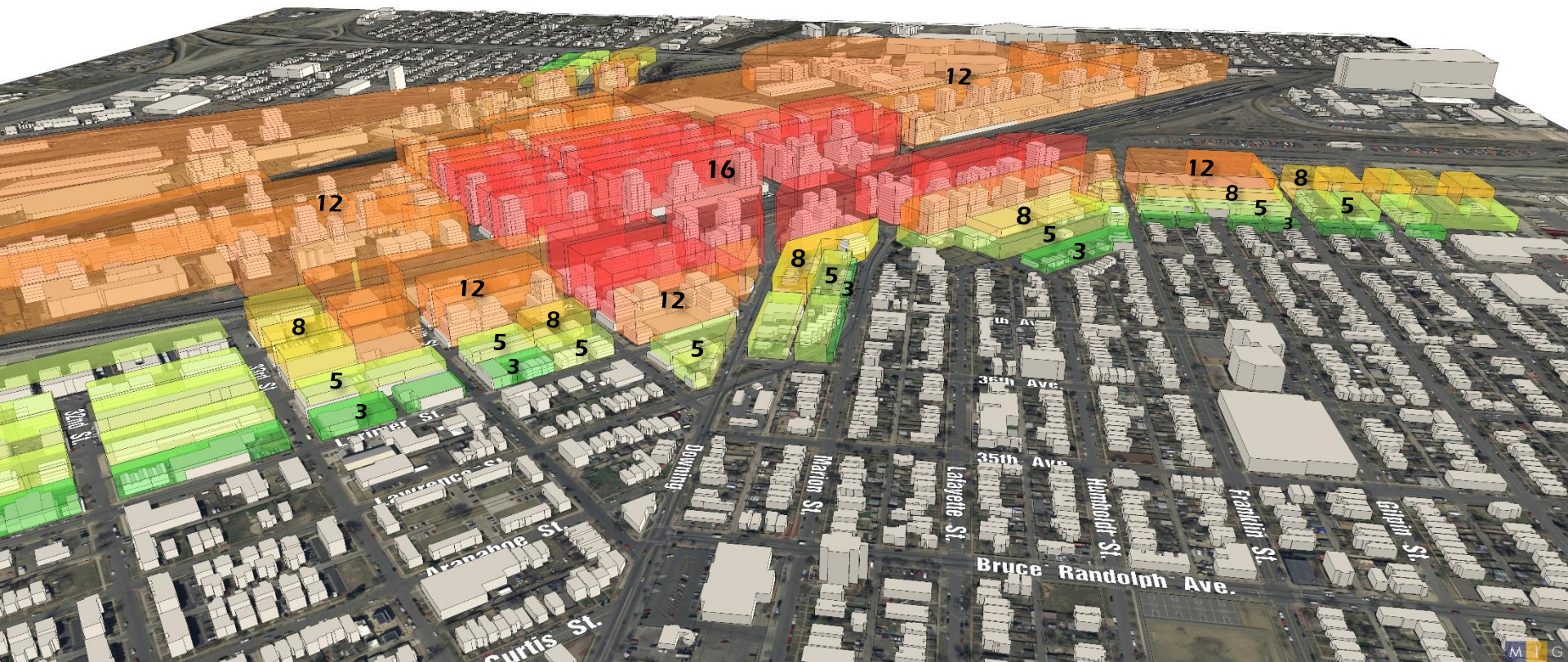


# Plan Amendment Recommendations



# 1. Promote taller building heights to support TOD

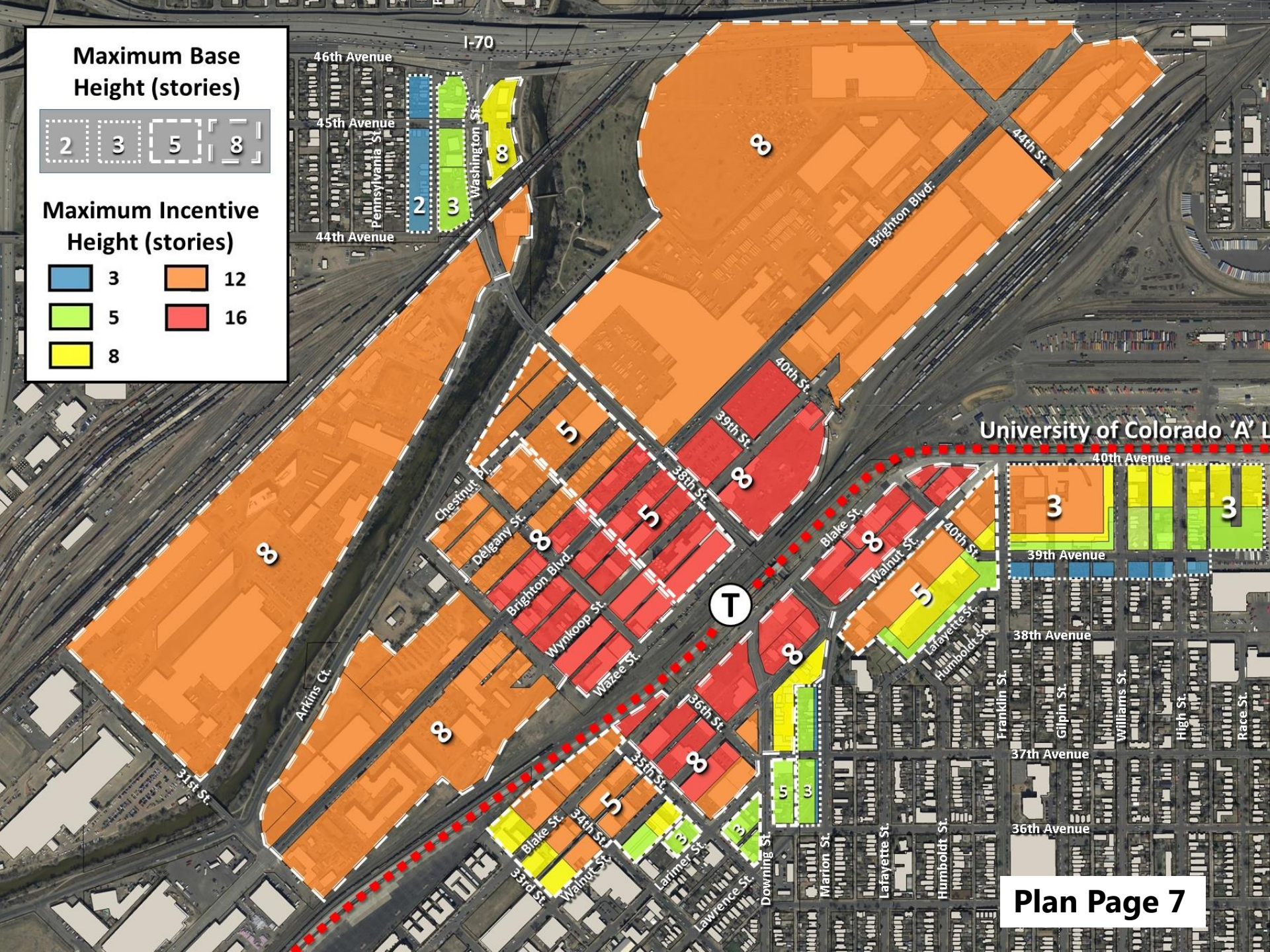
- Provide community benefits,
- Incorporate appropriate height transitions from stable residential areas (areas of stability) and infill or redevelopment areas (areas of change).



**Maximum Base Height (stories)**



**Maximum Incentive Height (stories)**





# 1. Promote taller building heights to support TOD

- Incorporate appropriate height transitions from stable residential areas (areas of stability) and infill or redevelopment areas (areas of change).

**Height Supported by  
Current Plans**



38<sup>th</sup> Ave & Gilpin looking west

# 1. Promote taller building heights to support TOD

- Incorporate appropriate height transitions from stable residential areas (areas of stability) and infill or redevelopment areas (areas of change).

**Height Supported by  
Plan Amendments**



38<sup>th</sup> Ave & Gilpin looking west

## 2. ADOPT A NEW REGULATORY APPROACH TO ENSURE GREATER DESIGN THROUGHOUT THE STATION AREA (Pg 8).

Intent:

- Active, walkable and vibrant public realm
- Comfortable Pedestrian Scale
- More light & views
- Minimize parking visibility
- Provide gathering spaces
- Provide services & amenities
- Integration of existing buildings

Accomplished through **variations** in building-height, upper story setbacks, or other mass and scale alternatives.





Public Space



Active Ground

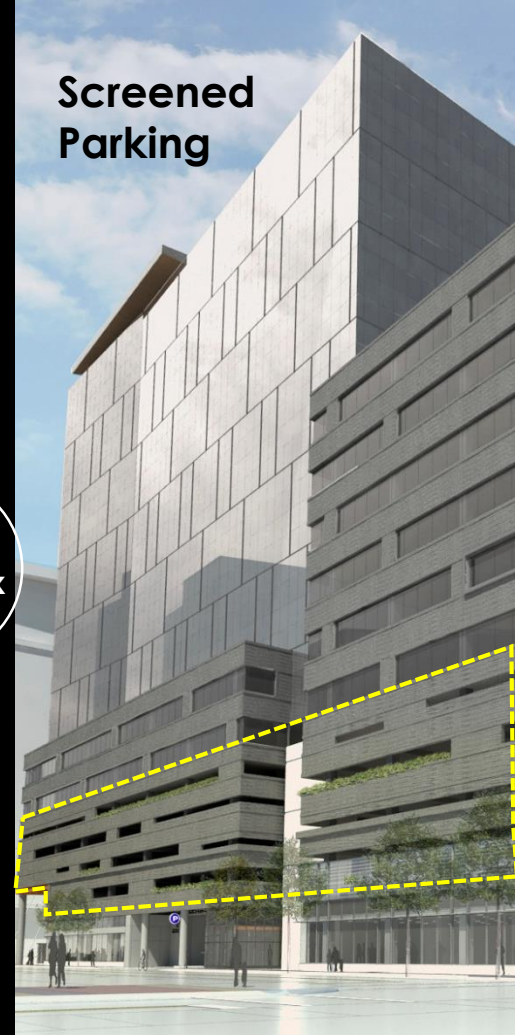
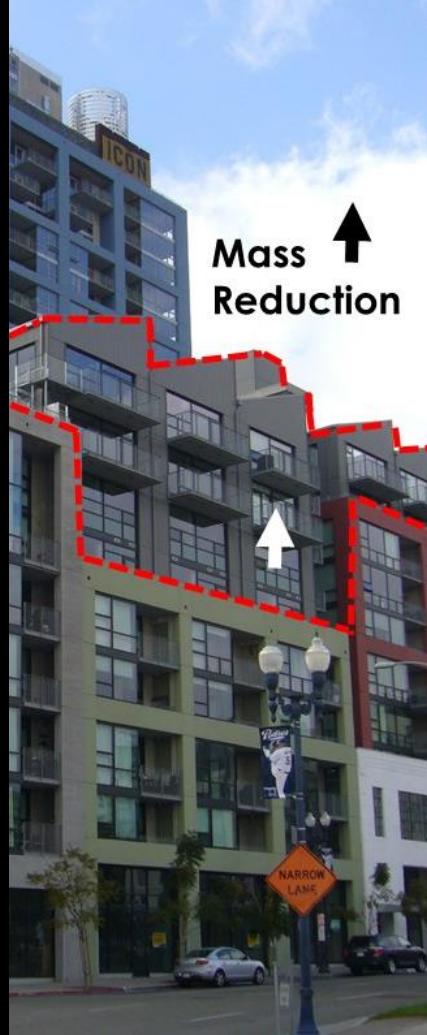
More Windows on Ground Floor



Taller Ground Floor

Public  
Feedback

**Enhanced Building Design  
Condition for Height Increase**



### 3. Establish the River Corridor as an Amenity and Resource,

... with comfortable pedestrian scale and eyes on the river for safety and vibrancy.

Intent: To create an active riverfront experience while creating visual interest and variety, and allowing for sufficient light, views, and air along the river corridor.



Development to Address Riverfront

### 3. Establish the River Corridor as an Amenity and Resource,



# 4. Affordable Housing near the Station

Adopt a new a **regulatory approach** to encourage integration of affordable housing and mixed income development **within** the 38th and Blake station area.

Intent: To encourage integration of **integrated affordability within the station area** to generate more square footage and to locate more walking distance of the 38th & Blake Station.





# Moving Forward (pg. 11)

## F.1 – Regulatory and Policy Strategies

### Regulatory and Policy Implementation Priorities for the 38th & Blake Station Area:

- Develop regulatory tools, such as a Design Overlay District, to implement recommendations for greater design quality
  - Applies throughout the station area regardless of underlying zone district.
- Integrate affordable and mixed income housing
- Regulatory / Overlay tools required prior to rezoning to maximum incentive height
- Rezoning of Properties

# Moving Forward

## F.2 – Public Investment Strategies

**Intent:** Less auto-dependent TOD community

- Leverage public investments
- Implement infrastructure, open space and multi-modal transportation recommendations from existing plans

## F.3 – Partnership Strategies

- Explore opportunities with non-profit housing partners, OED & Others
- Work with RNO's to implement all plan recommendations

# Amendment Note on Existing Plans



## 38th & Blake Station Area Plan

### Amended 2016

The 38th & Blake Station Area Height Amendments as adopted under Ordinance \_\_\_\_\_ (the plan amendment) refines and updates building height recommendations of this plan as applied to the area near the 38th and Blake commuter rail station; recommends a new regulatory approach to achieve greater building design standards; and recommends the integration of affordable housing and mixed income development within the 38th and Blake station area. Where there is conflict between the plan amendment and this existing plan, the plan amendment supersedes this existing plan.



Community Planning  
& Development  
Adopted August 10, 2009

# Review Criteria



# 1. Plan Consistency

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
  
- River North Area Plan (2003)
- 38<sup>th</sup> and Blake Station Area Plan (2009)
- Northeast Downtown Neighborhoods (2011)
- Globeville Neighborhood Plan (2014)
- Elyria & Swansea Neighborhoods Plan (2015)

**The proposed plan amendment is consistent with the Denver Comprehensive Plan and relevant amendments and supplements.**

# 2. Inclusive Public Process

## Neighborhoods Plan Steering Committee

Diverse group met regularly throughout planning process



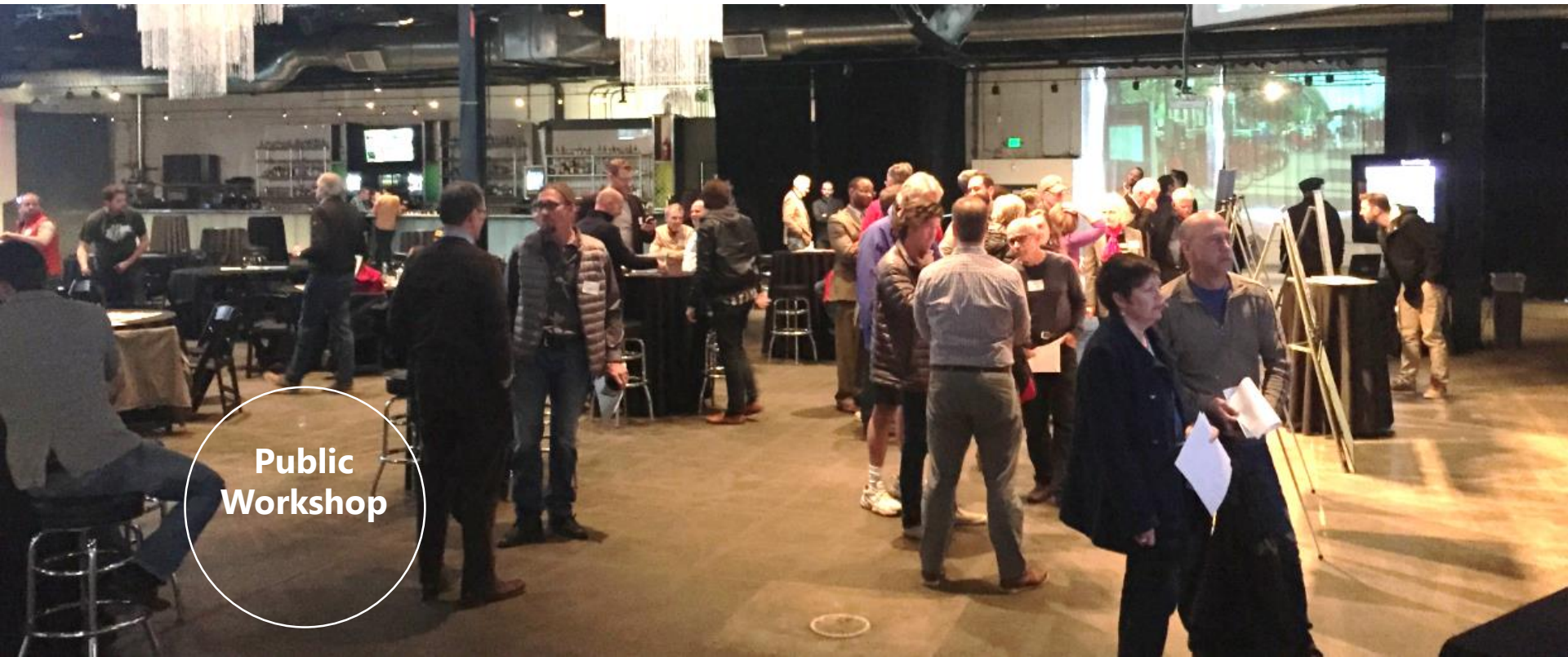
# 2. Inclusive Public Process

## Public Meetings

Series of 4 public workshops/open houses held throughout the planning process

## Neighborhood Outreach

Presentation and discussion at RNO meetings, as invited

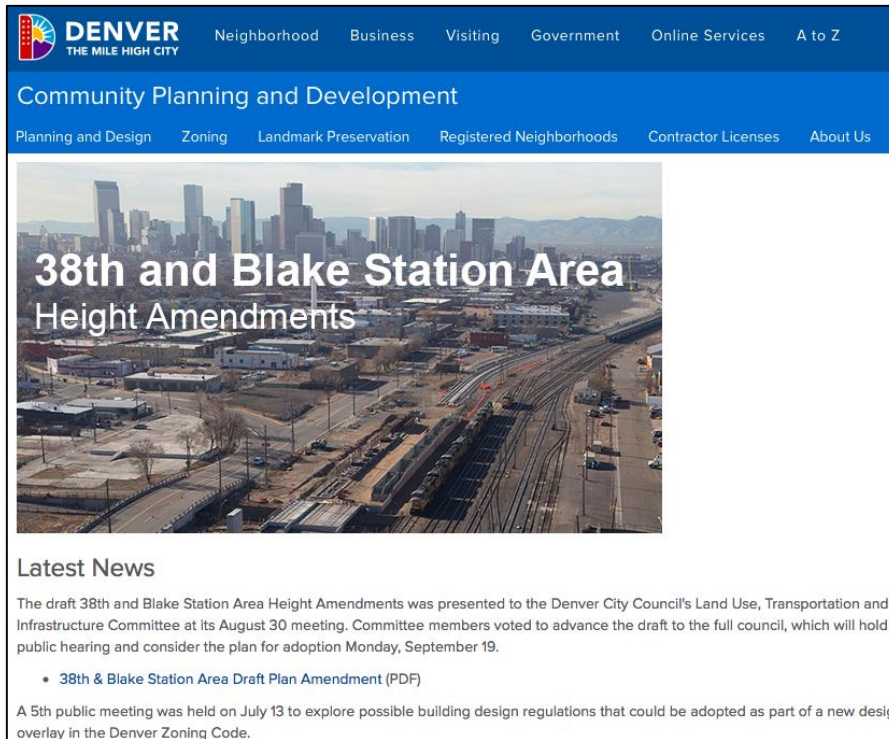


# 2. Inclusive Public Process

## Communication

Website, E-mail blasts, NDCC Newsletter, RNO Newsletters

**The plan Amendment was developed through an inclusive public process.**



The screenshot shows the Denver City website interface. At the top, the Denver logo is on the left, and navigation links for Neighborhood, Business, Visiting, Government, Online Services, and A to Z are on the right. Below this is a blue header for 'Community Planning and Development' with sub-links for Planning and Design, Zoning, Landmark Preservation, Registered Neighborhoods, Contractor Licenses, and About Us. The main content area features a large image of the Denver skyline and a construction site, with the title '38th and Blake Station Area Height Amendments' overlaid. Below the image is a 'Latest News' section with a paragraph of text and a bullet point linking to a PDF document. At the bottom, there is a short paragraph about a public meeting held on July 13.

**DENVER**  
THE MILE HIGH CITY

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Community Planning and Development

Planning and Design Zoning Landmark Preservation Registered Neighborhoods Contractor Licenses About Us

## 38th and Blake Station Area Height Amendments

### Latest News

The draft 38th and Blake Station Area Height Amendments was presented to the Denver City Council's Land Use, Transportation and Infrastructure Committee at its August 30 meeting. Committee members voted to advance the draft to the full council, which will hold a public hearing and consider the plan for adoption Monday, September 19.

- [38th & Blake Station Area Draft Plan Amendment \(PDF\)](#)

A 5th public meeting was held on July 13 to explore possible building design regulations that could be adopted as part of a new design overlay in the Denver Zoning Code.



# 3. Long Term View

- The 38<sup>th</sup> & Blake Station Area Height Amendments establishes a vision framework that will guide change in the neighborhood for the next 20+ years.
- Many of the recommendations are based on a long-term vision that will take many years to achieve

**The plan amendment has an appropriate long-term perspective.**

# Staff Recommendation

- Based on the findings that the plan amendment is **consistent with the Denver Comprehensive Plan and applicable supplements**, that **an inclusive public process was utilized**, and that the plan includes a long-term view,

Planning Board Approval (9-0) *with the condition that the document be edited for clarity and correctness.*

Staff recommends City Council adoption of the Plan Amendments as a supplement to the Denver Comprehensive Plan