



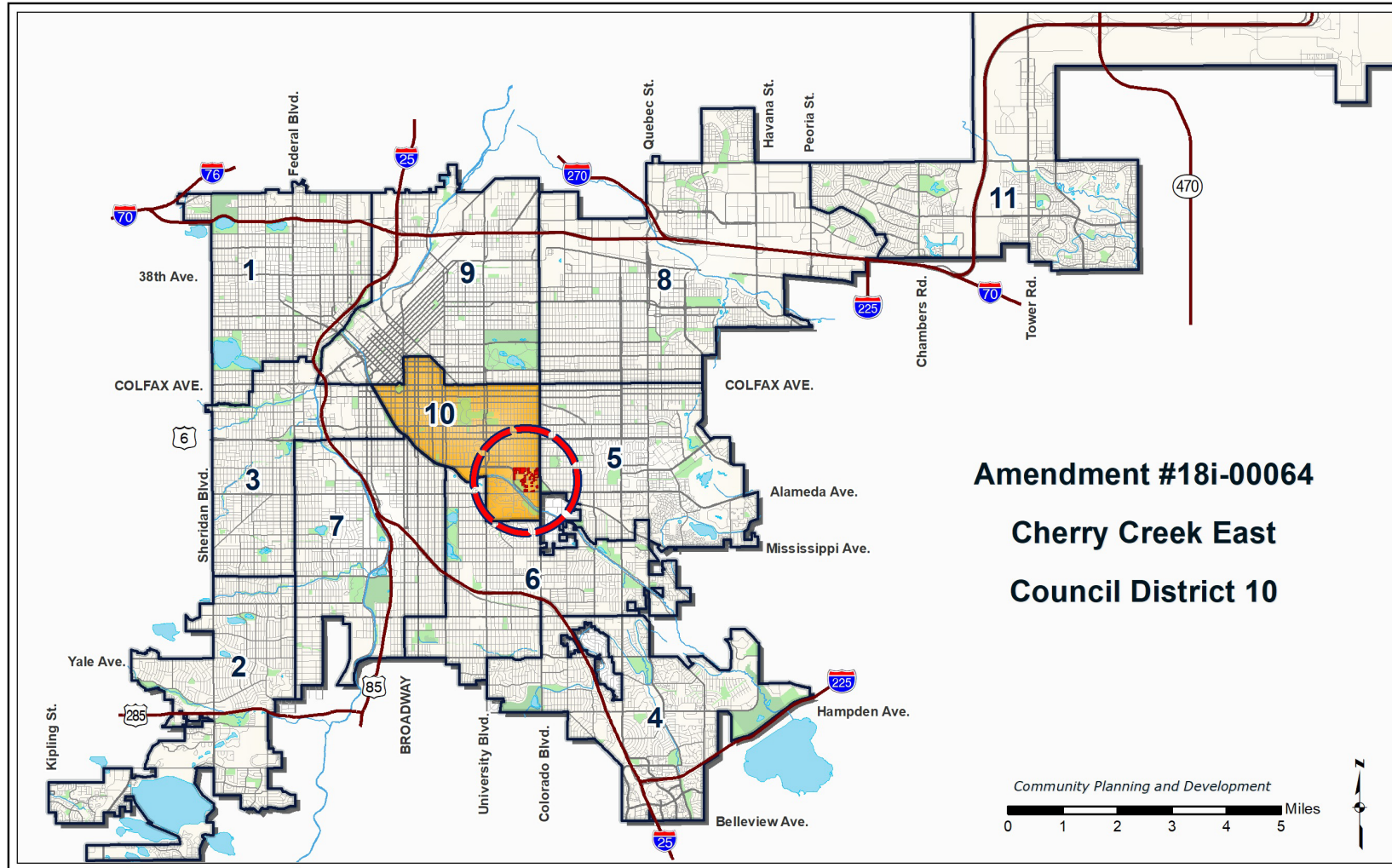
Cherry Creek East Design Overlays

Request: Text Amendment and Map Amendment

City Council: February 6, 2023

Case #: 2018i00064

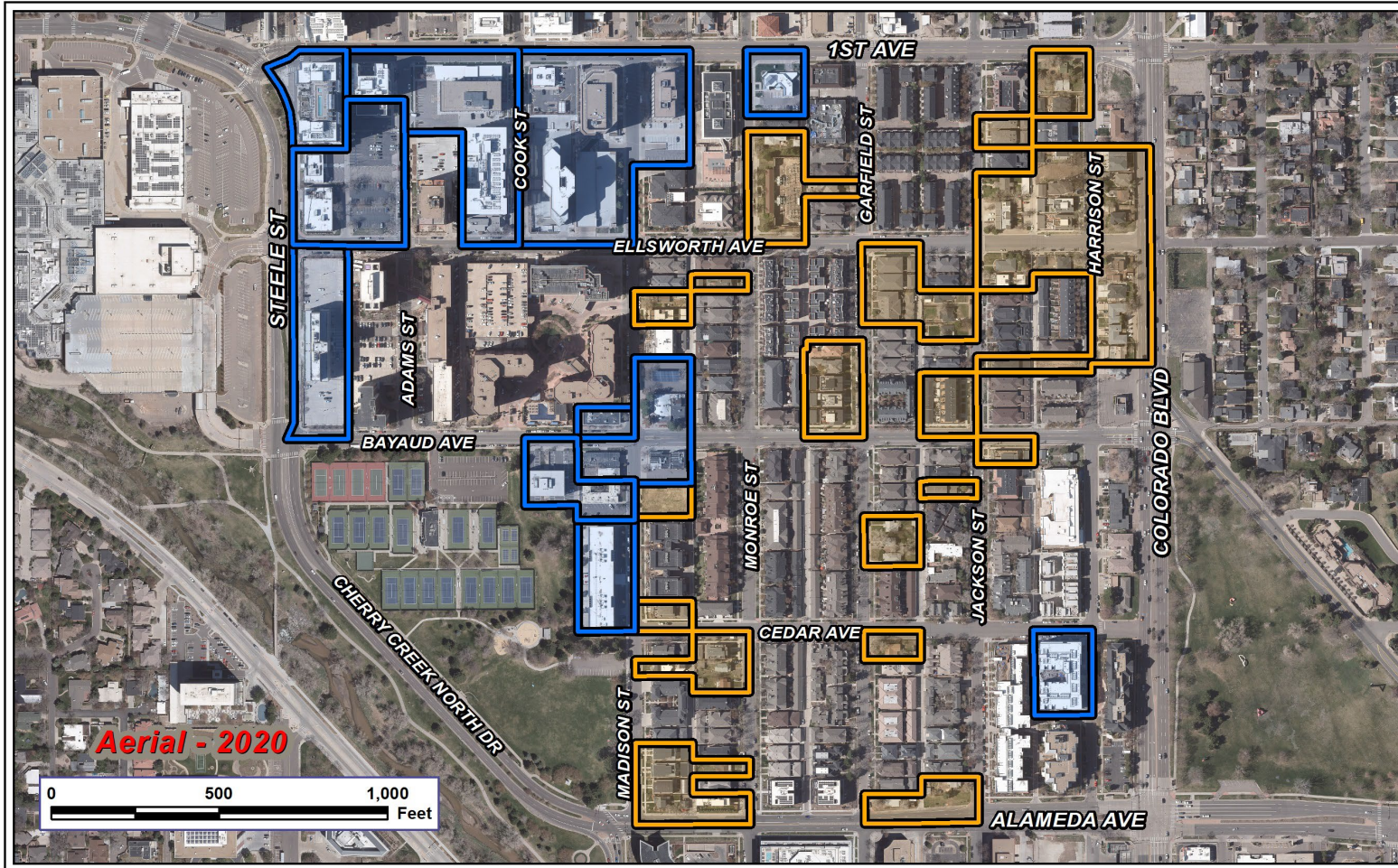
Council District 10: Councilman Hinds



DENVER
THE MILE HIGH CITY



Request: Two Design Overlays



Subject Properties

- DO-9: 22 acres
- DO-10: 18 acres

Proposal

- Cherry Creek East Mixed Use Design Overlay (DO-9)
- Cherry Creek East Residential Design Overlay (DO-10)

Reminder: Approval of a rezoning is not approval of a proposed specific development project

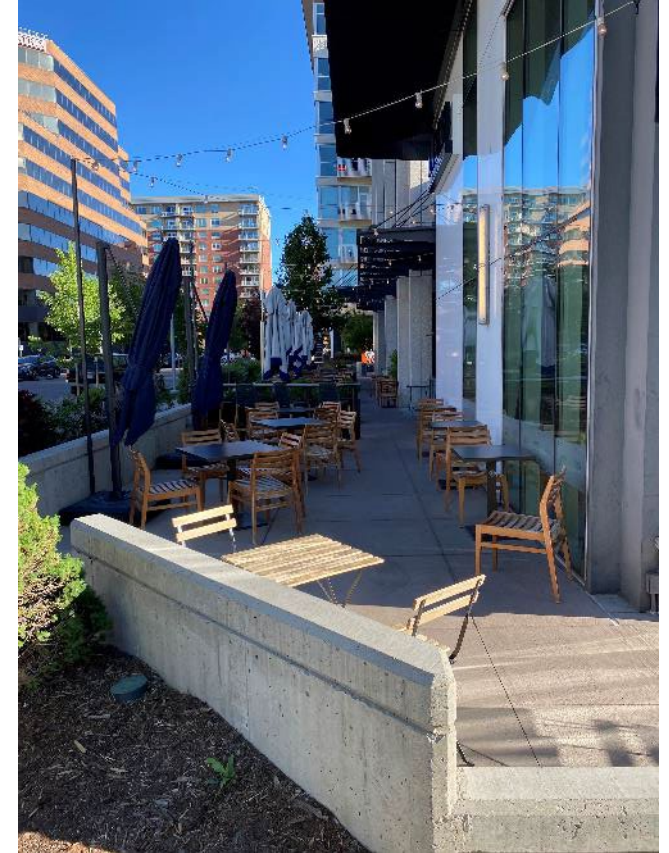
Mixed Use Design Overlay District (DO-9)

- Enhance and promote a **quality urban environment** with a **vibrant** sense of place, including access to **generous pedestrian zones** and public space with streets that prioritize the pedestrian realm as a defining element of **neighborhood character** with buildings that **relate to pedestrians in scale and activity**.
- Overlay would apply to Residential Mixed Use (RX) and Mixed Use (MX) underlying zone districts.

Mixed Use Design Overlay District (DO-9)

Building Form Standards

- *Setbacks, Primary and Side Street (min): 5'* with a reduction to 0' if using an Open Space Alternative
- *Open Space Alternative to Setbacks, Primary and Side Street: a minimum 7% of the gross area of a Zone Lot*



Mixed Use Design Overlay District (DO-9)

Building Form Standards

- *Primary and Side Street Upper Story Setback above 3 stories or 45': 10'*
- *Primary and Side Street Upper Story Setback above 9 stories: 15'*
 - *Open Space Alternative to Primary and Side Street Upper Story Setback above 9 stories: a minimum 3% of the Zone Lot*

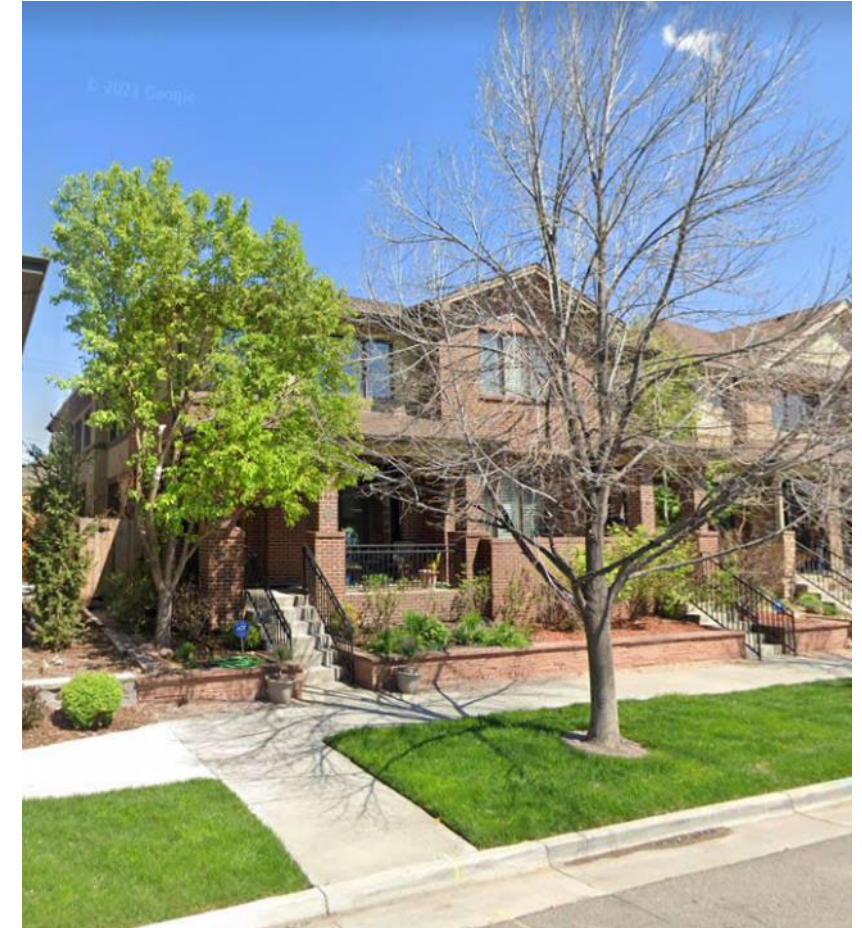
Mixed Use Design Overlay District (DO-9)

Building Form Standards

- *Limitation on Visible Parking Above Street Level on Zone Lots greater than 13,000 square feet*
- *Alternative to Limitation on Visible Parking Above Street Level for Integrated Facade Design and Adaptable Parking Floors*

Residential Design Overlay District (DO-10)

- Promote [pedestrian-friendly](#) street frontages and enhance neighborhood [safety](#) in portions of [residential](#) neighborhoods that are comprised primarily of Single Unit, Two Unit, and Row House development.
- Single Unit (SU), Two Unit (TU), and Row House (RH)



Residential Design Overlay District (DO-10)

Building Form Standards

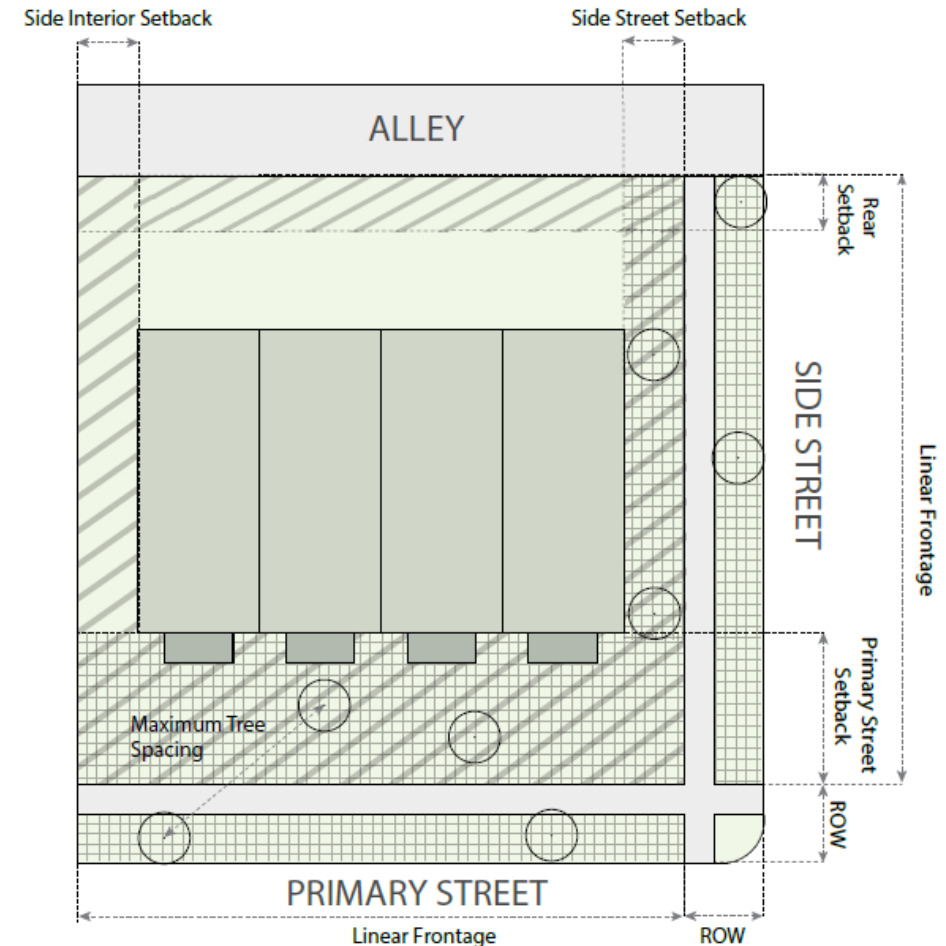
- *Pedestrian Access, Primary or Side Street:* A minimum of one unenclosed porch for each dwelling unit with a minimum depth of 6 feet and a minimum area of 48 square feet.



Residential Design Overlay District (DO-10)

Site Landscaping Standards

- 60% of open areas landscaped with live planting material in the area abutting the primary street and 40% of other open areas landscaped with live or non-live landscaping material
- One tree required per 25' of linear frontage



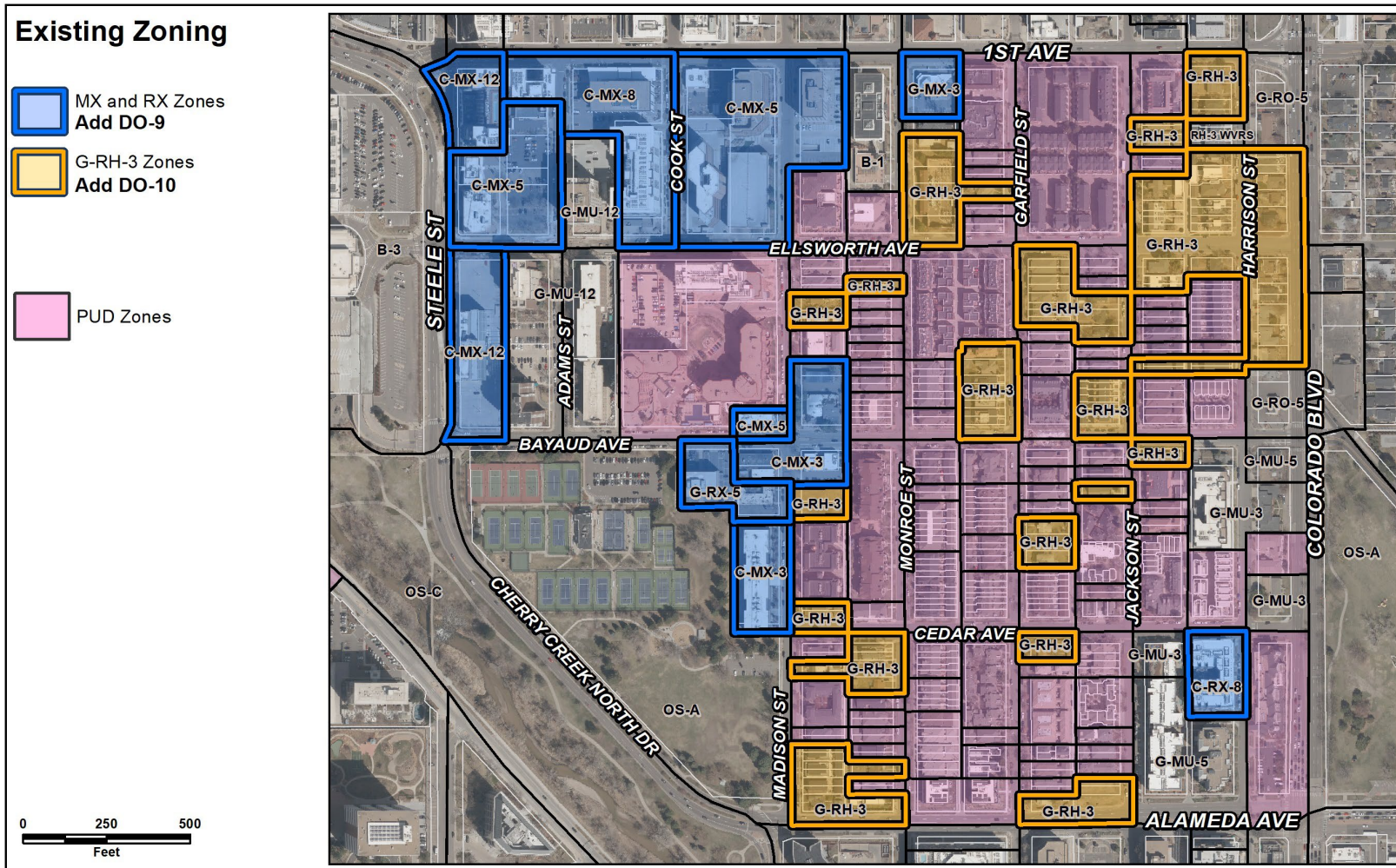
Residential Design Overlay District (DO-10)

Outdoor Lighting Standards

- A minimum of two outdoor light fixtures provided for each Dwelling Unit



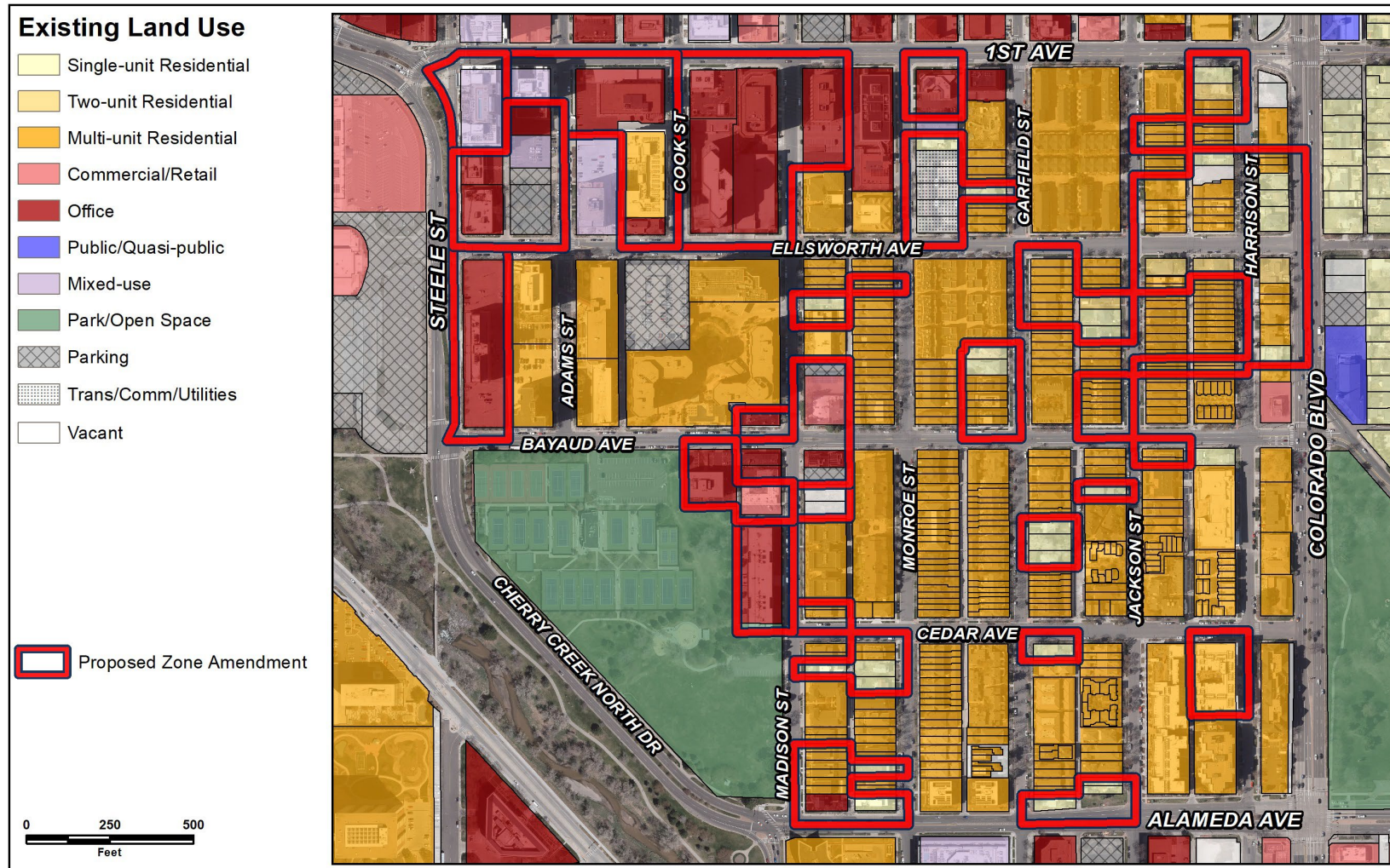
Existing Zoning: Mixed-Use and Row House



Existing Zoning

- C-MX-3
- C-MX-5
- C-MX-8
- C-MX-12
- C-RX-8
- G-MX-3
- G-RX-5
- G-RH-3
- PUD

Existing Context – Land Use



Existing Context – Building Form/Scale

Looking SE from 1st Avenue and Steele Street



Looking SW from Ellsworth Avenue and Madison Street



Looking SE from 1st Avenue east of Adams Street



Looking NE from Steele Street and Bayaud Avenue



Existing Context – Building Form/Scale

Looking east on Garfield Avenue south of Ellsworth Avenue



Looking east on Monroe Street south of Bayaud Avenue



Looking west on Garfield Avenue north of Bayaud Avenue

Process

- Informational Notice: 9/12/2022
- Planning Board Notice: 10/28/2022
- Planning Board Public Hearing: 11/16/2022
- LUTI Committee: 12/20/2022
- City Council Public Hearing: 2/6/2023 (tentative)
- Public Comment: 29 letters in support
- RNO Position: 75% support D0-9, 79% support D0-10

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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*
 - *Cherry Creek Area Plan*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

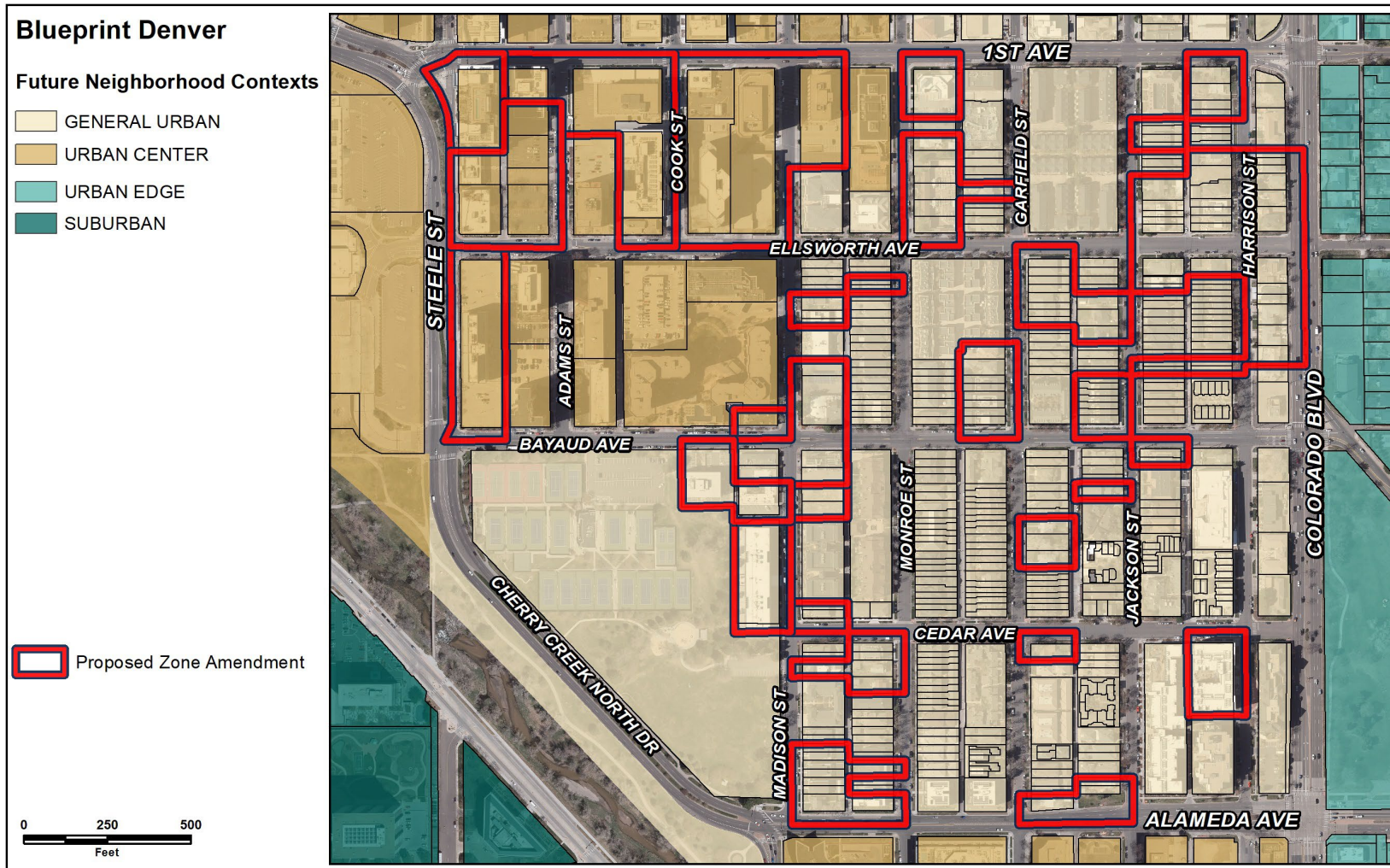
Consistency with Adopted Plans: Comprehensive Plan



Strong and Authentic Neighborhoods

- ***Goal 1, Strategy A.*** Build a network of well-connected, vibrant, mixed-use centers and corridors.
- ***Goal 1, Strategy C.*** Ensure neighborhoods are safe, accessible and well connected for all modes.
- ***Goal 1, Strategy D.*** Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
- ***Goal 2, Strategy C.*** Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.
- ***Goal 2, Strategy D.*** Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.
- ***Goal 9, Strategy A.*** Encourage design and new development to improve public health and safety.

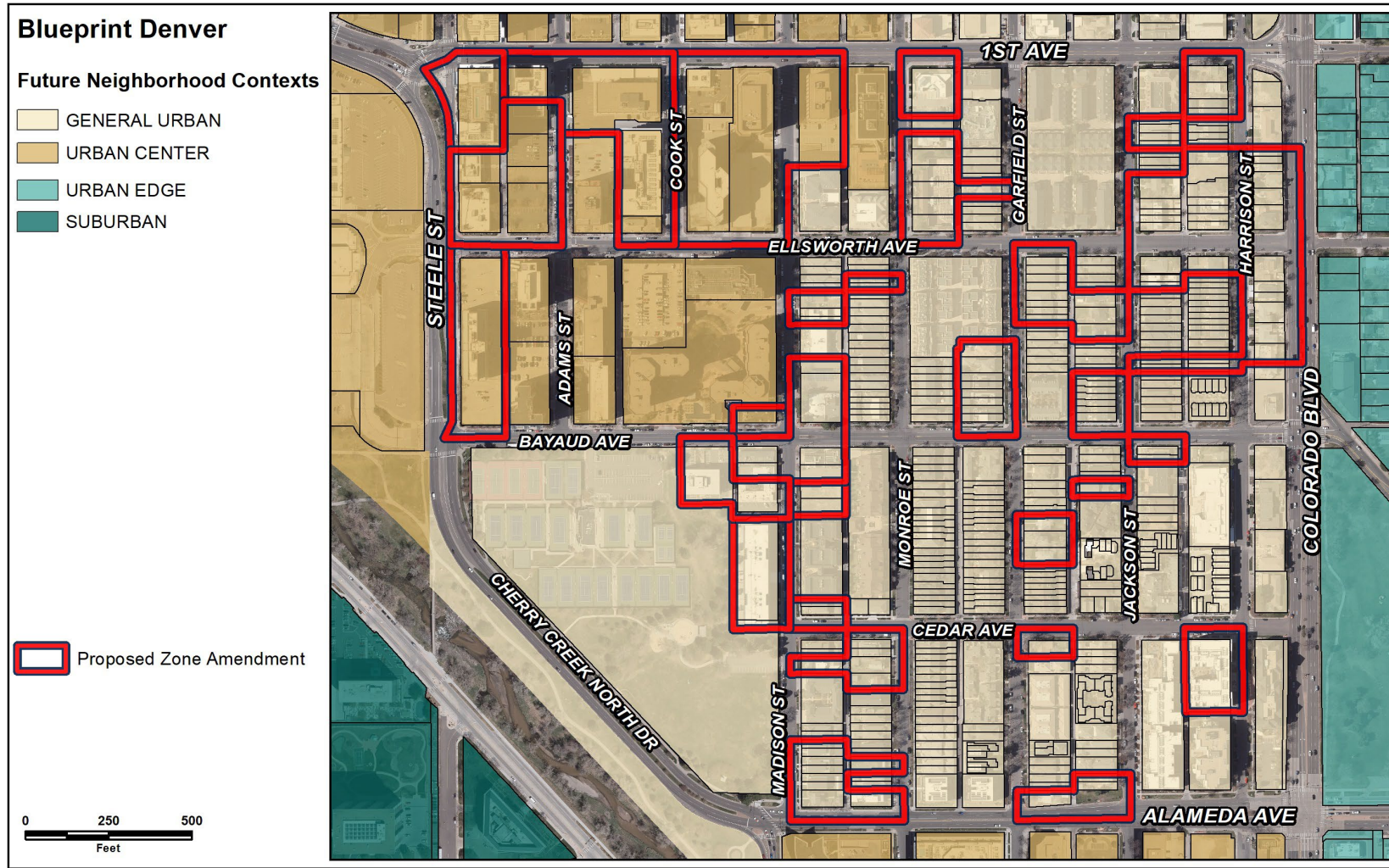
Consistency with Adopted Plans: Blueprint Denver



General Urban Future Neighborhood Context

- Vibrant places with proximity to major centers like Cherry Creek
- Multi-unit to single-unit homes
- Development sensitive to the neighborhood character with a mix of uses
- Good street activation and connectivity
- Good transit and access to amenities and entertainment

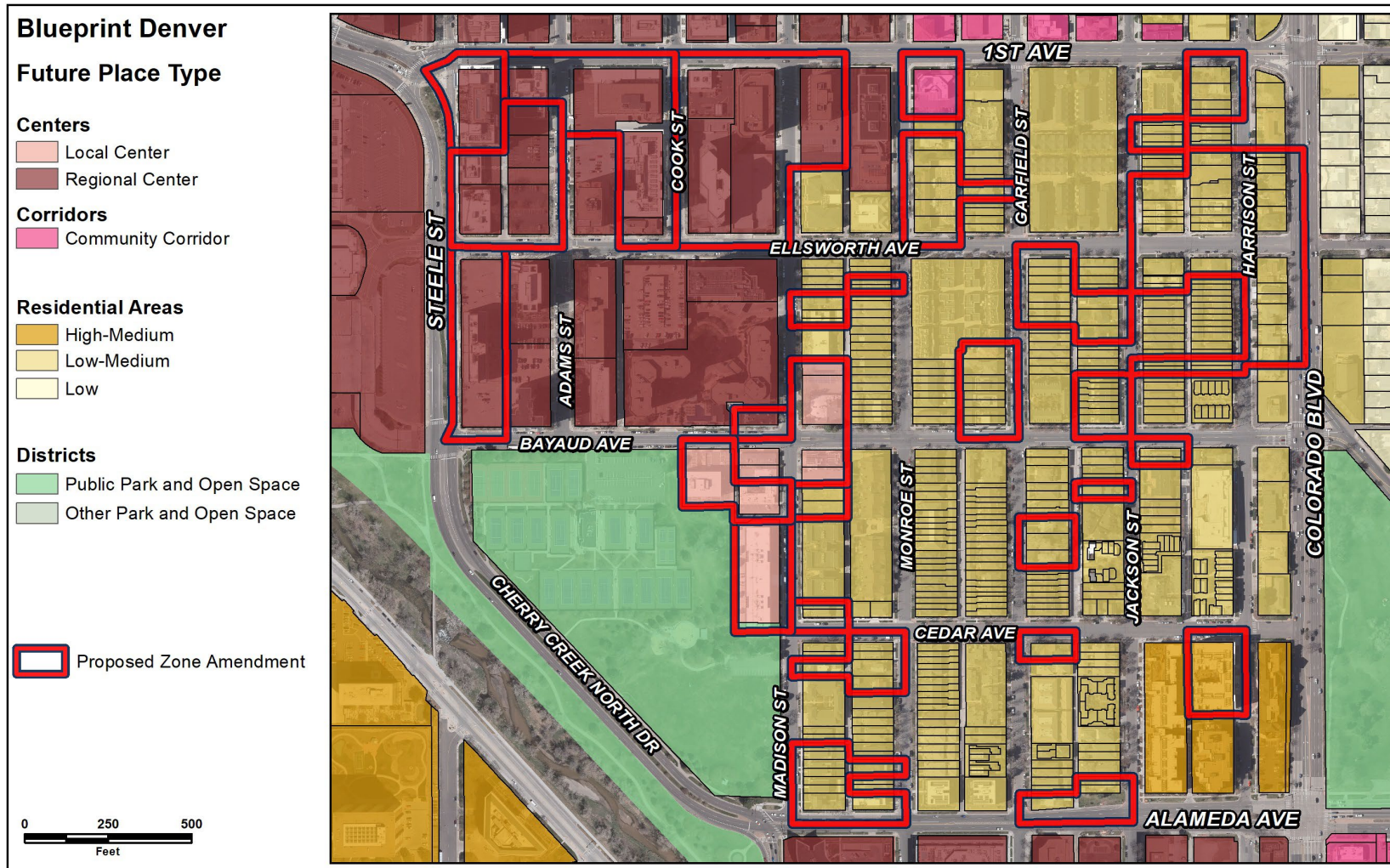
Consistency with Adopted Plans: Blueprint Denver



Urban Center Future Neighborhood Context

- High mix of uses
- High-intensity multi-unit residential in mixed-use buildings
- Block patterns are generally a regular grid with consistent alley access
- Buildings are usually multi-story with a high degree of lot coverage

Consistency with Adopted Plans: Blueprint Denver



Future Place Types

Local Center

- Active frontages
- Pedestrian scale

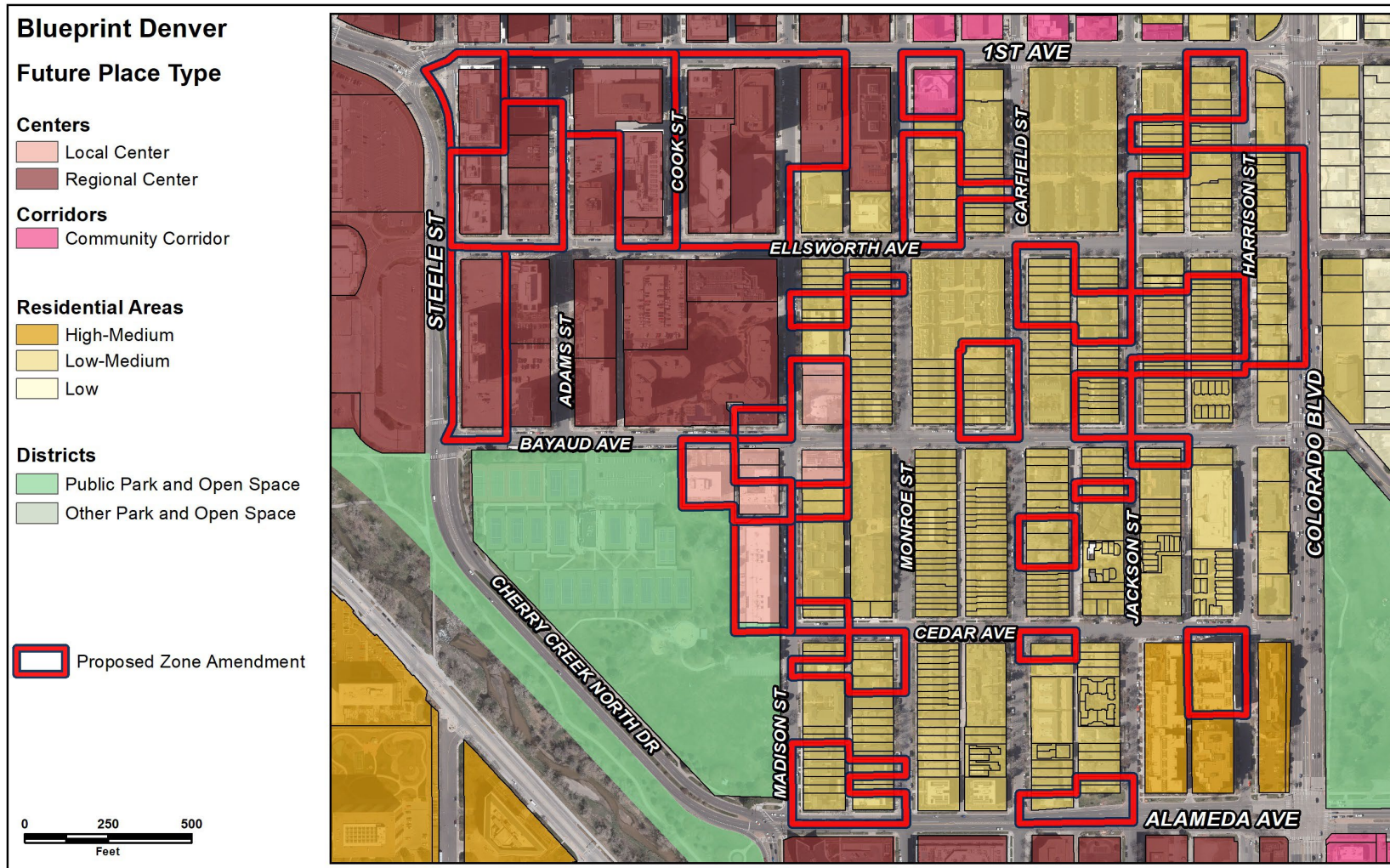
Regional Center

- Structures respond in form and mass to the streets and public spaces
- Continuous building frontages to define the public realm

Community Corridor

- Buildings have a distinctly linear orientation along the street

Consistency with Adopted Plans: Blueprint Denver



Future Place Types

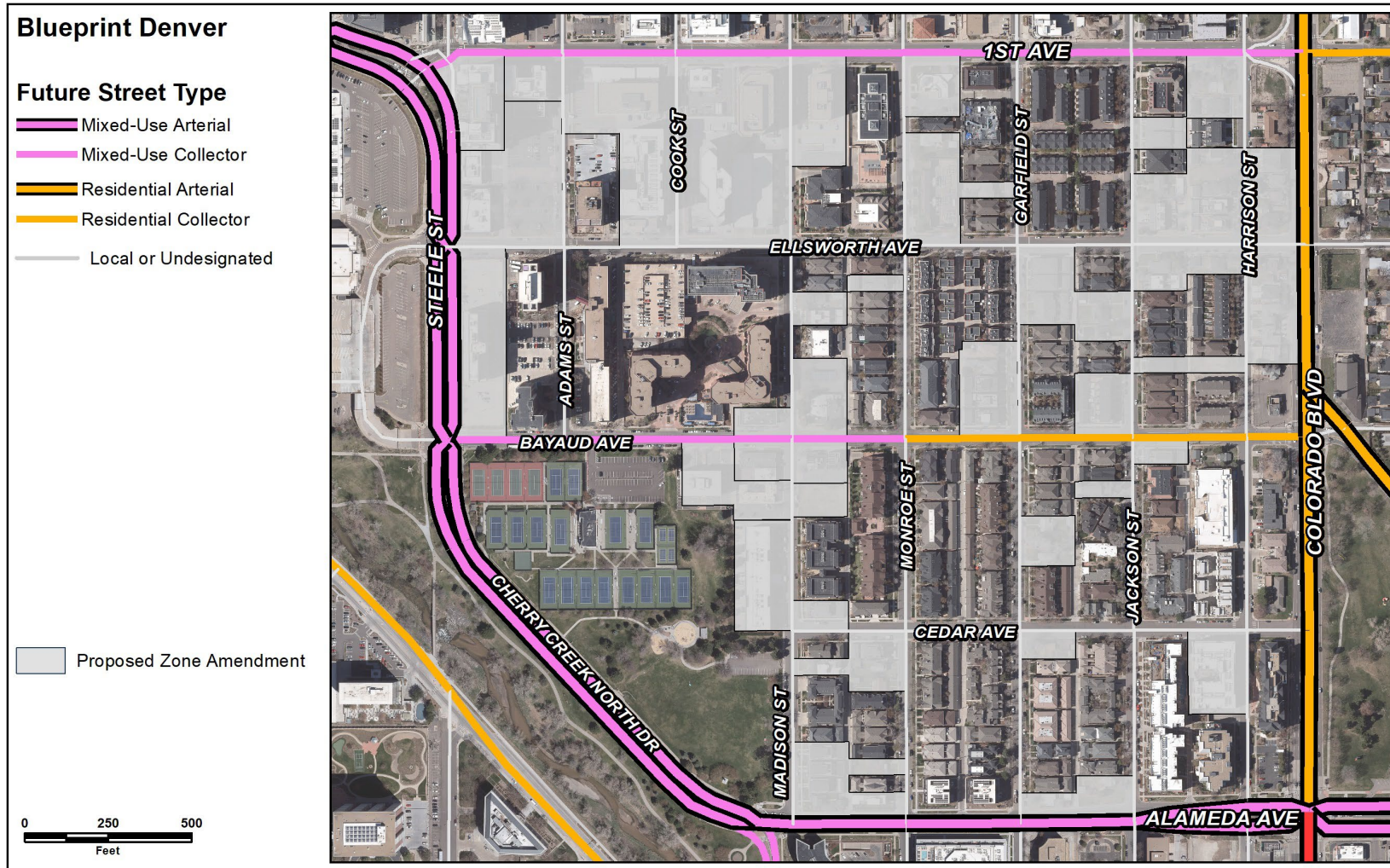
High-Medium Residential

- Pedestrian-scaled buildings define and activate the street

Low-Medium Residential

- Lot coverage may be high
- Setbacks should generally respect the existing character with buildings orienting to the street

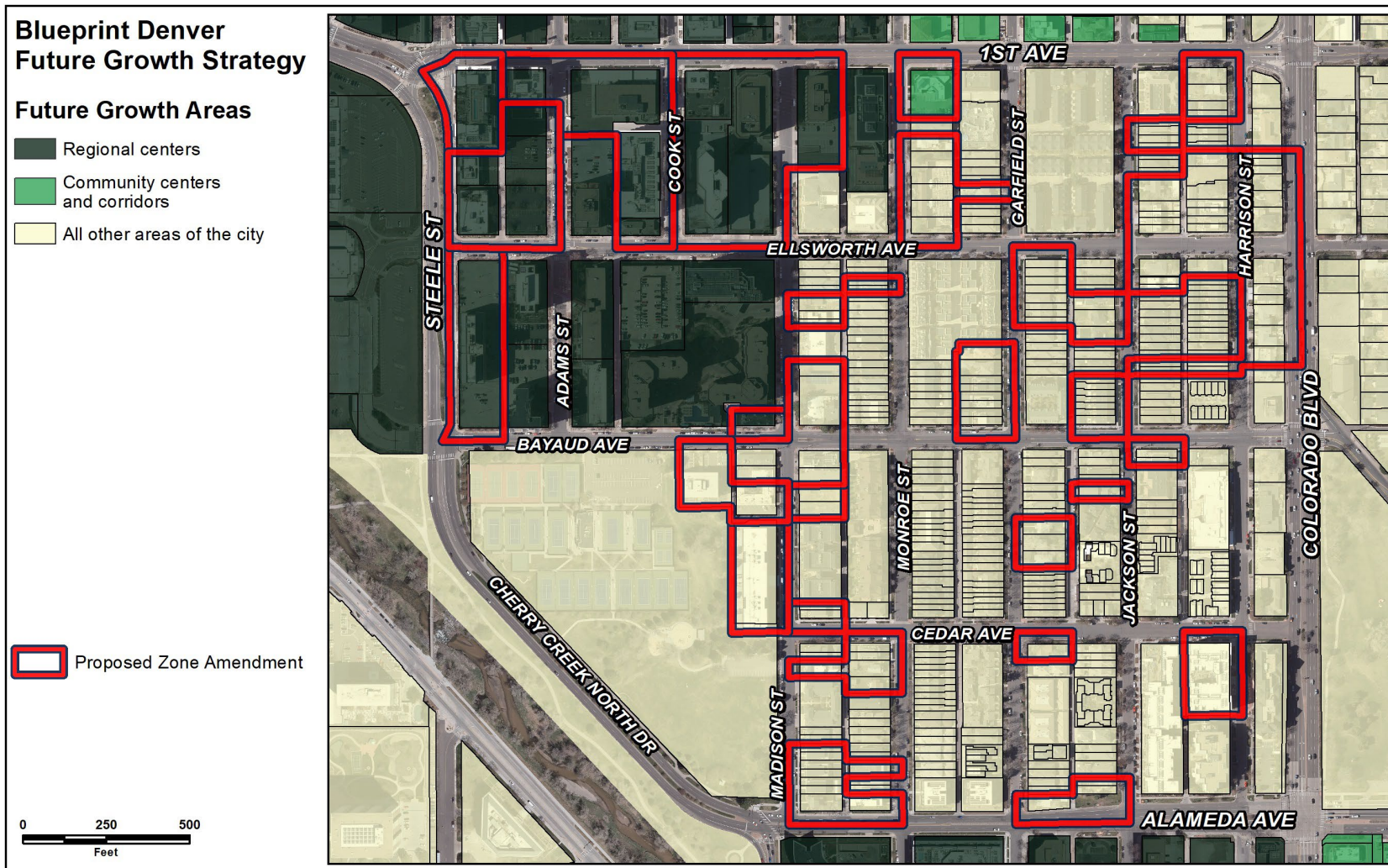
Consistency with Adopted Plans: Blueprint Denver



Future Street Types

- Mixed-Use Arterial
- Mixed-Use Collector
- Residential Arterial
- Residential Collector
- Local / Undesignated

Consistency with Adopted Plans: Blueprint Denver



Future Growth Strategy

Regional Centers

- 50% of new employment
- 30% of new housing

Community Centers & Corridors

- 20% of new employment
- 25% of new housing

All Other Areas of the City

- 10% of new employment
- 20% of new housing

Blueprint Guidance

02

Ensure residential neighborhoods retain their unique character as infill development occurs.

GOALS: 6, 7, 8

These strategies advance better, more context-sensitive design outcomes in residential neighborhoods, while retaining flexibility and promoting creative design.

- C. Use design overlays as targeted tools in developing or redeveloping areas that have a specific design vision, ideally one articulated through a planning process. Although these overlays tend to be specific to a particular area — such as a river corridor or newly developing neighborhood — it is also appropriate to create design overlays for multiple areas where common design outcomes are desired.

03



Create exceptional design outcomes in key centers and corridors.

GOALS: 5, 6, 7, 8

Mixed-use buildings should engage the street level and support pedestrian activity. The bulk and scale should be respectful of the surrounding character, especially in transitions to residential areas. Historic buildings can exemplify desired design outcomes in a place.

- D. Use design overlays in limited areas to direct new development towards a desired design character unique to that area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process.

04



Implement the vision for street types and the layered multimodal network to create complete streets.

GOALS: 1, 3, 4

Streets can better accommodate the needs of all users when the design of the street takes into consideration the needs of the surrounding land-use character.

- E. Ensure regulations promote design outcomes that prioritize pedestrians.

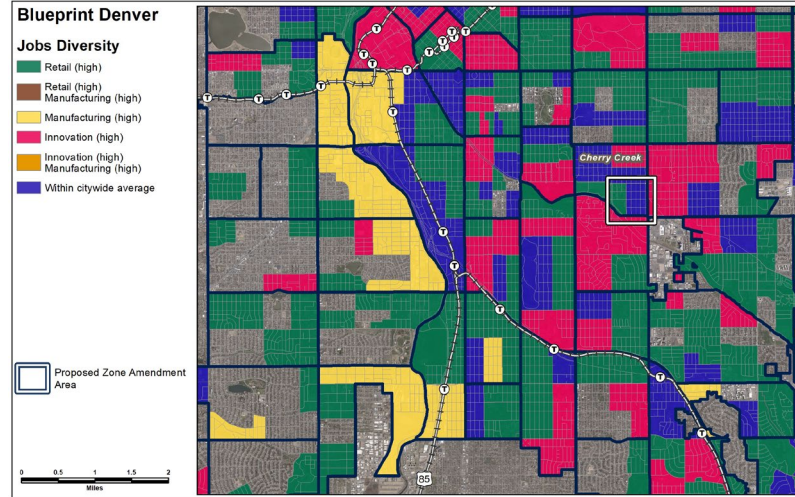
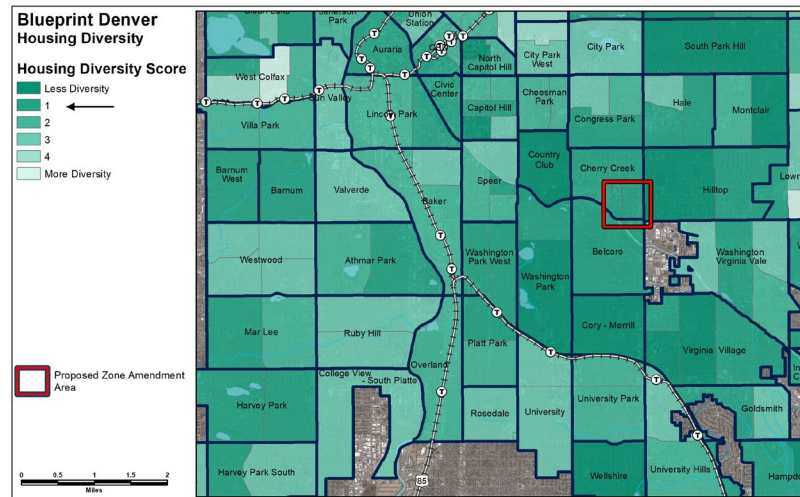
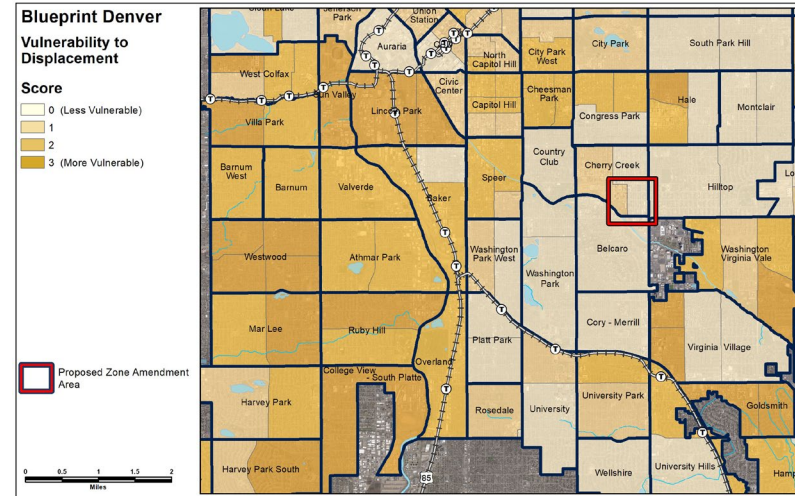
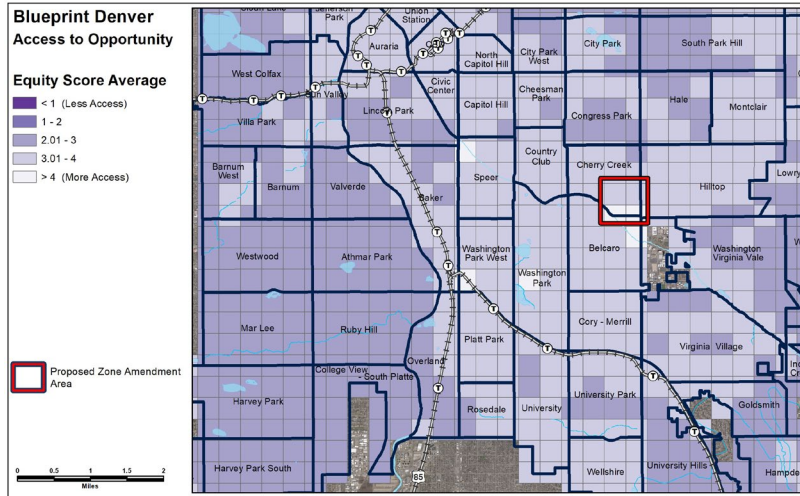
Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Contains Three Major Equity Concepts

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



Consistency with Adopted Plans: Blueprint Denver



Equity Analysis

- High level of access to opportunity
- Somewhat vulnerable to displacement
- Low housing diversity
- Heavier emphasis on retail jobs

Consistency with Adopted Plans: CC Area Plan

B.2.B ARCHITECTURE

The architecture of the buildings has a direct correlation to the understanding of a place. Buildings provide comfort, shelter, activity, destinations, identity, or other iconic symbol. People interact with these structures and are provided a sense of place through the detailing, scaling elements and purpose behind the design of each building. The combination of buildings provides the artistic palette informing continued design choices throughout the subareas. The following strategies promote appropriate architectural elements:

- Orient buildings and entries toward the street using context sensitive setbacks.
- Include design elements and details such as pedestrian scaled signage, transparent windows, storefronts, building entries, building articulation, patio seating, pedestrian plazas and courtyards.
- Study the use of upper story setbacks and height datum lines to maintain a comfortable pedestrian scale at the street and to allow sunlight to reach the street.



Consistency with Adopted Plans: CC Area Plan

- **Reinforce the residential character.** Maintain and enhance the existing character and walkable environment of Cherry Creek East. New development will respect the predominant urban form of detached sidewalks, tree lawns, landscaped block-sensitive setbacks, alley access to structures, limited curb cuts and building entry features that are visible from the street. Land uses should respect existing boundaries between residential and mixed-use areas.
- **Formalize the Cherry Creek East design guidelines.** Review and the revise the contents of these guidelines and the area to which they apply. Adopt as rules and regulations through Chapter 12, Revised Municipal Code.

Denver Zoning Code Review Criteria

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 have been met:

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