



DENVER
THE MILE HIGH CITY

General Development Plan (GDP)

Revisions

Informational Item

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Land Use, Transportation, and
Infrastructure Committee
August 8, 2017

1. GDP Overview and Issue Summary
2. 2015 GDP Task Force
3. Recommended Approach/Core Principles
4. New(ish) Planning Tools the City is Using
5. Planning Board Feedback
6. Schedule and Next Steps



International Business Center GDP (1996)

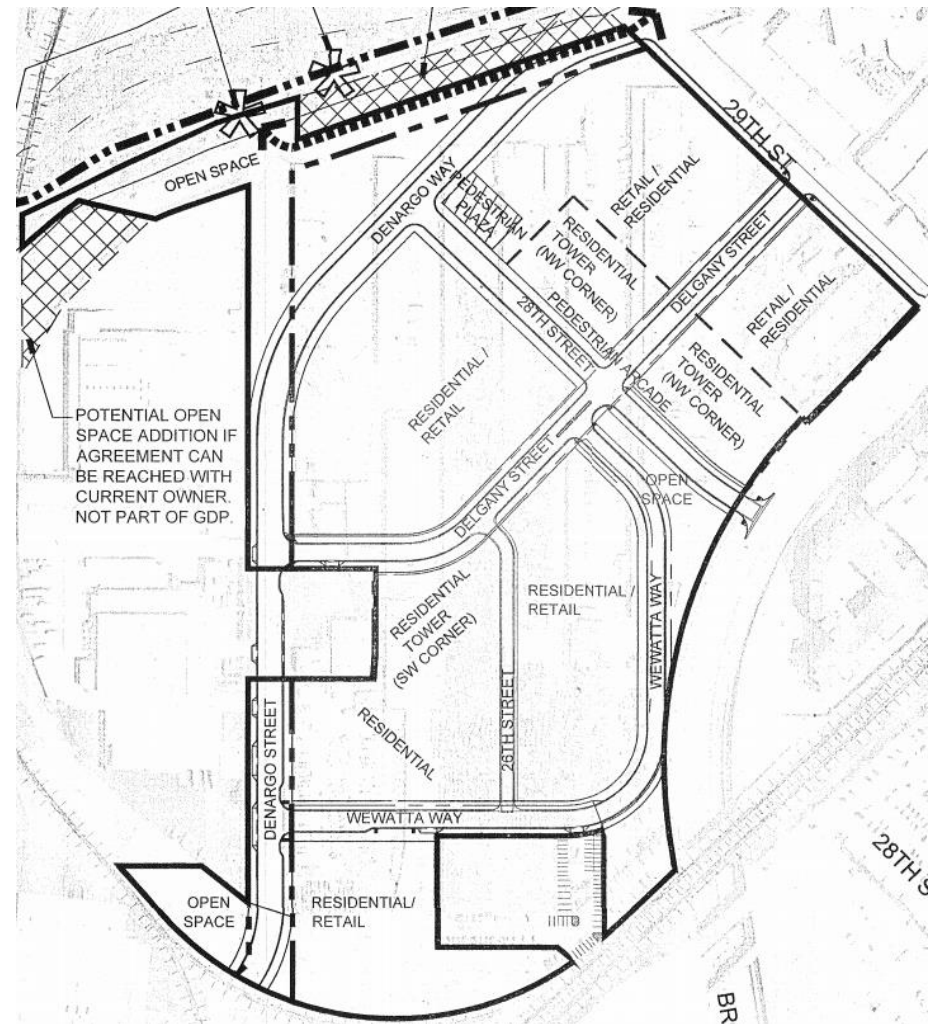
The city has a variety of tools, including GDPs, for **large, typically phased, multi-owner, privately-driven development plans** with coordinated infrastructure and amenities.



Bellevue Station GDP (2006)

Denargo Market GDP (2013)

- 33 acres
- Future street connections
- Water and wastewater master plan
- Land use framework, including open space



Issues with GDPs

GDPs have not been consistently effective for achieving desired outcomes. For example:

- GDPs have been used as both a planning and plan implementation tool, which are two distinctly different processes.
- GDPs do not require City Council approval or an extensive community process, like most planning processes.



Lincoln @ Prospect Park GDP (2002)

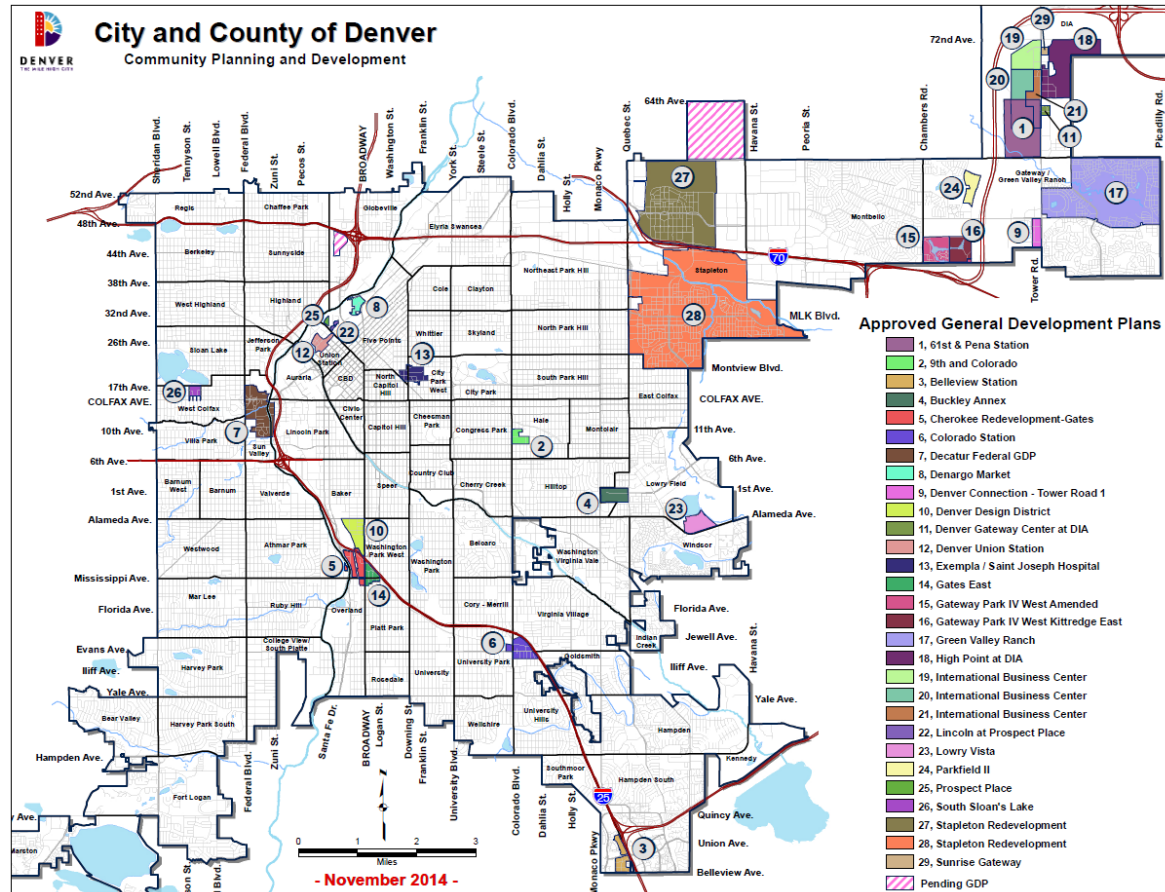
The city has used other plan implementation tools for these types of projects for coordinated infrastructure and amenities, which have included:

- Infrastructure Master Plans
- Development agreements
- Service/metro districts



Denver Connection GDP (2005)

- 30 recorded GDPs
- 67 acres (median)
- 13+ months average approval timeline
- 12 GDPs have been amended or repealed
- 6 years is the average timeline to reach 25% of buildout of the GDP



- Step 1: Preapplication meeting
- Step 2: Concept and preliminary GDP review (administrative)
- Step 3: Public meeting (applicant-led)
- Step 4: Planning Board recommendation
- Step 5: Development Review Committee final approval

When required, must be approved before any rezoning or subdivision, and Site Development Plans must comply with the GDP



South Stapleton GDP (2001)

Sequencing of Approvals

- Important to distinguish between planning and plan implementation tools and their sequencing
- Preferred sequencing of planning and plan implementation tools for these types of projects:
 - Step 1 Citywide Plan like Blueprint Denver (Planning)
 - Step 2 Neighborhood Plan (Planning)
 - Step 3: GDPs, IMPs (Plan Implementation)**
 - Step 4: Site-Specific Entitlements – e.g., rezonings, Site Development Plans (Plan Implementation)



Green Valley Ranch GDP (2000)

Example 1: 61st and Pena

Step 1 Citywide Plan

- ✓ Blueprint Denver, Comprehensive Plan

Step 2 Neighborhood Plan

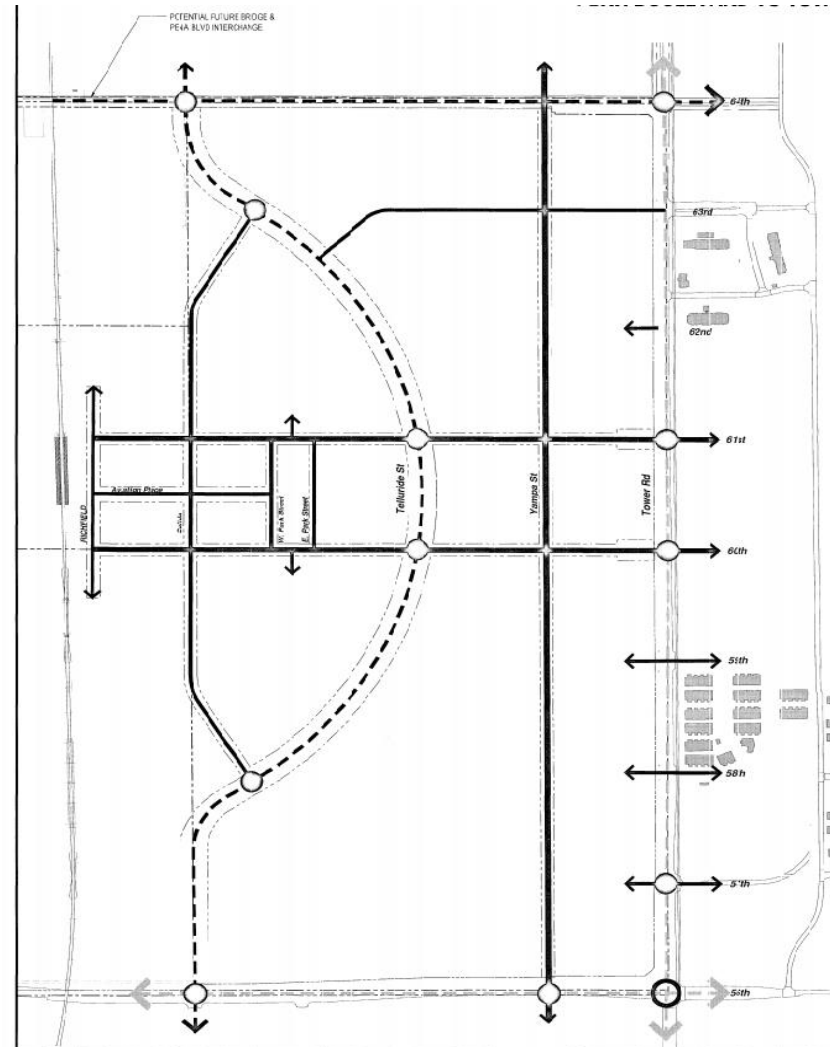
- ✓ 61st and Pena Station Area Plan (Jan 2014)

Step 3: Plan Implementation

- ✓ 61st and Pena GDP (July 2014)

Step 4: Site-Specific Entitlements

- ✓ Ongoing



Example 2: Broadway Station

2005 Process

Step 1 Citywide Plan

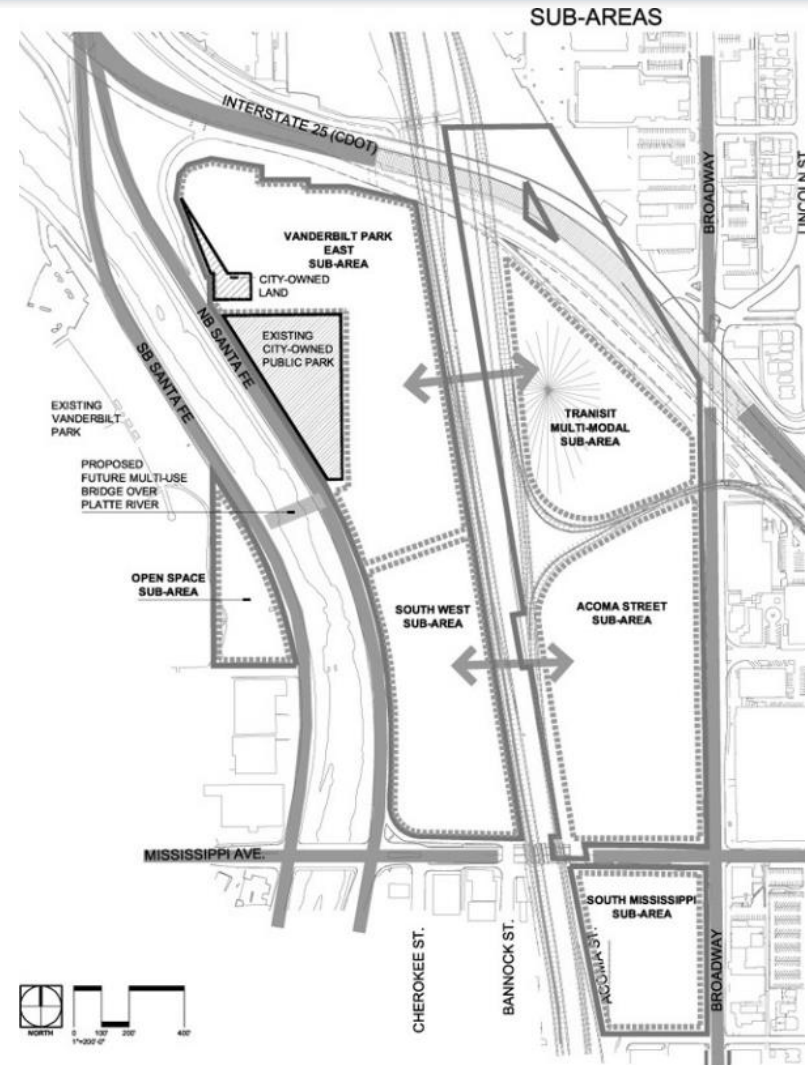
✓ Blueprint Denver, Comprehensive Plan

~~Step 2 Neighborhood Plan~~

Step 3: Plan Implementation

✓ Cherokee Gates GDP

~~Step 4: Site Specific Entitlements~~



2016 Process

Step 1 Citywide Plan

- ✓ Blueprint Denver, Comprehensive Plan

Step 2 Neighborhood Plan

- ✓ I-25 and Broadway Station Area Plan (April 2016)

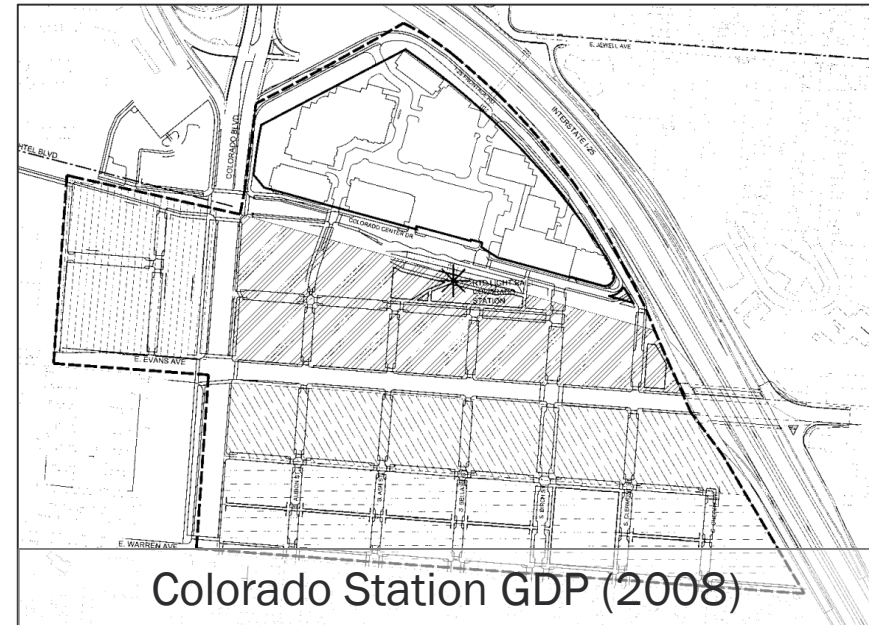
Step 3: Plan Implementation

- ✓ Broadway Station Infrastructure Master Plan (May 2016)
- ✓ Urban Design Standards and Guidelines (June 2016)
- ✓ **Repeal of GDP (Sept 2016)**

Step 4: Site-Specific Entitlements

- ✓ Rezoning (June 2016)

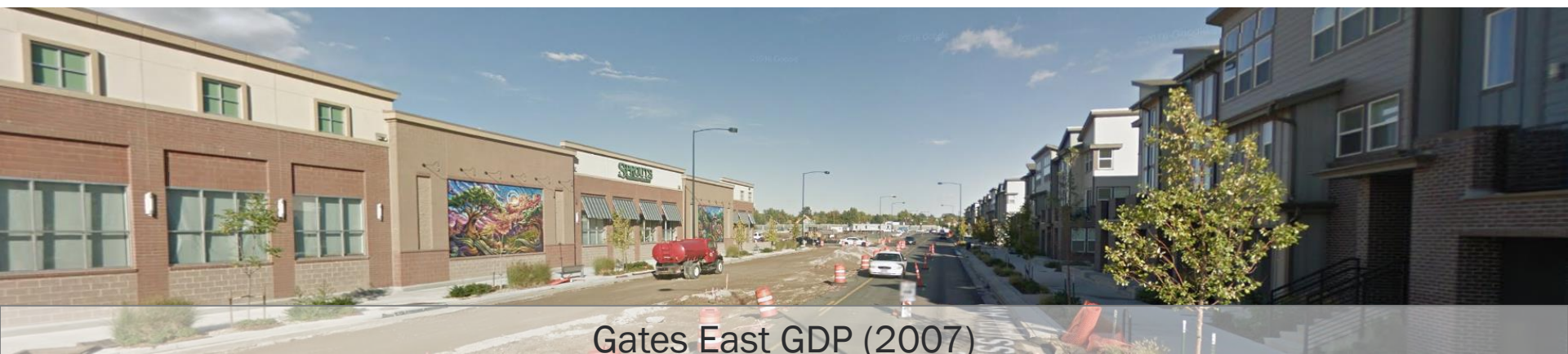
- 30 members
- Mostly external (non-city) stakeholders, including INC, subject matter experts
- Five work sessions
- Identified key issues, e.g.:
 - The city is using GDPs as both a planning and plan implementation tool, and doing neither particularly well
 - Open space requirement
- Planning to reconvene this group



Core Principles from Internal Stakeholder Group

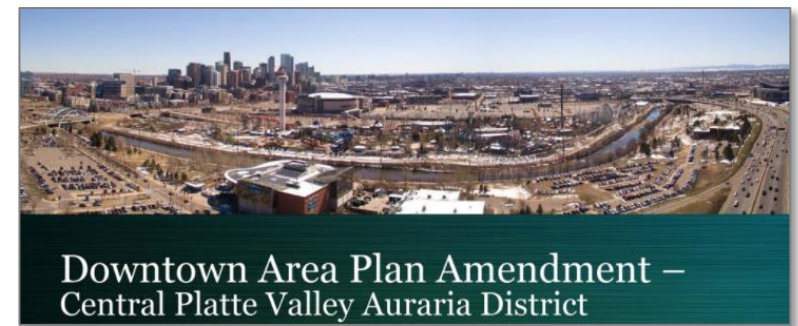
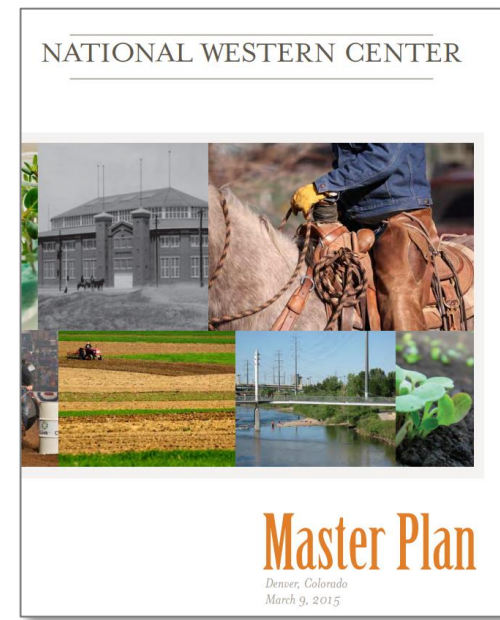
1. Should not be a planning tool, but a plan implementation tool (used only in areas with clear plan guidance)
 - Planning processes should include visioning and address key topics like building heights, transportation connectivity, etc.
 - Plan implementation processes should address technical topics like water and wastewater infrastructure, phasing, etc.
2. Should be an administrative decision; the Development Review Committee should continue to be the decision maker
3. There is value in early coordination across agencies on these types of projects
4. Don't reinvent the wheel and build off of an existing process

- Affirmation that new tool should be a plan implementation tool
- The new tool should balance flexibility to vary from adopted plans with need to stay true to plan vision
- Concerns that most of city not covered by a neighborhood plan

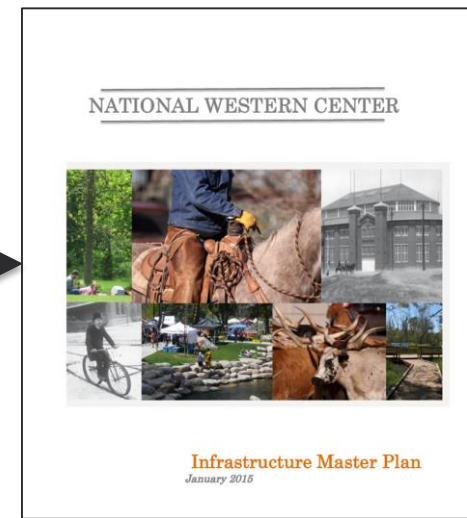
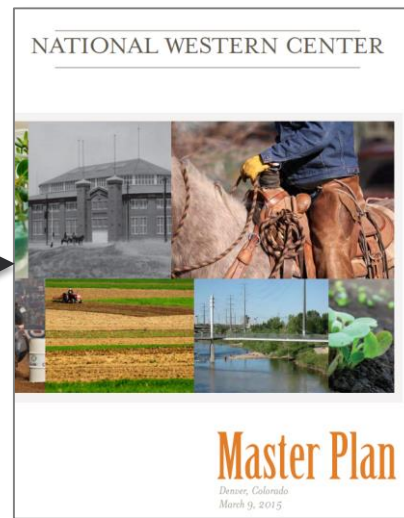
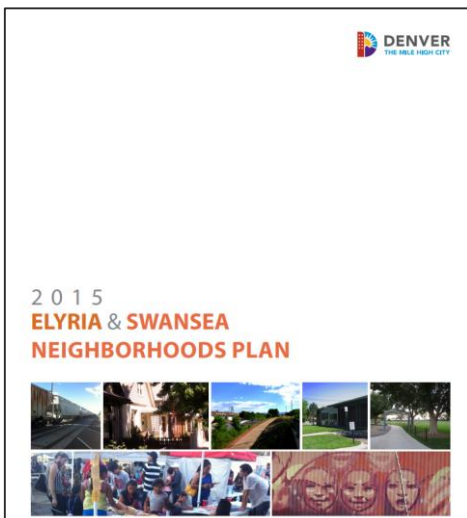


In cases with short term development opportunities, but no clear plan guidance, the city has recently used two tools:

- Master Plan (National Western)
- Downtown Area Plan Amendment (Central Platte Valley/Auraria)

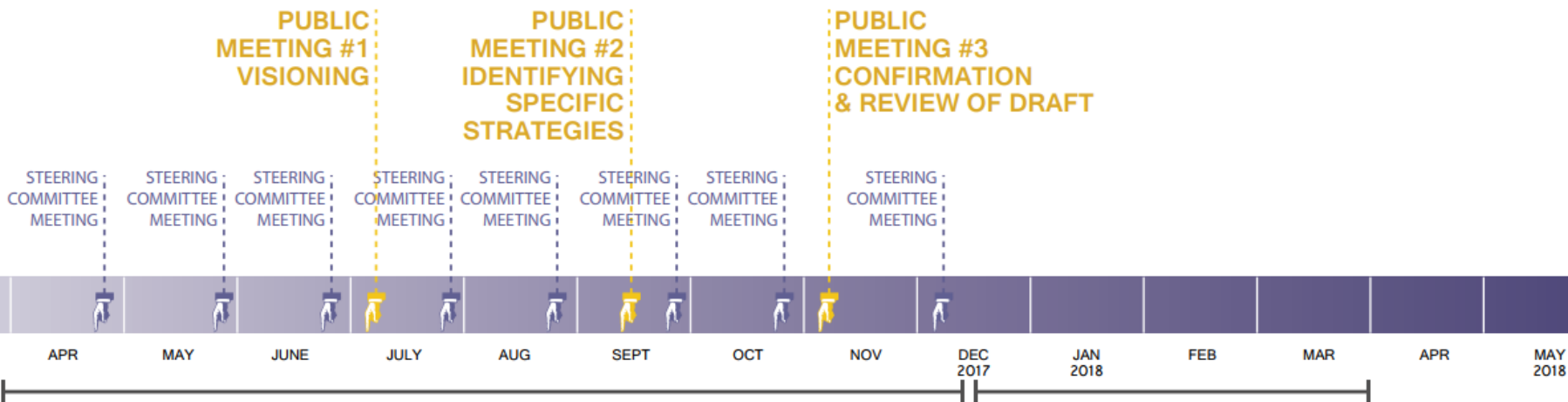


- Short term redevelopment opportunity in an area with limited plan guidance
- Elyria Swansea Neighborhoods Plan, National Western Master Plan/Infrastructure Master Plan (IMP) ran concurrently
- Community engagement was integrated between the two efforts
- The Elyria Swansea planning process took about 2 years
- The Master Plan and IMP processes took < 1 year



Downtown Plan Amendments

- Short term redevelopment opportunity with a recently adopted neighborhood plan, but limited details for the Central Platte Valley Auraria section
- Downtown Plan Amendment process is scheduled for less than < 1 year for approval and includes a steering committee and significant community engagement



Schedule and Next Steps

1. Refinement of key issues, develop more detailed framework for tool, reconvene 2015 task force (July – Oct). Key issues include:
 - Obtaining parks and open space, standards
 - How to address existing GDPs
 - Sequencing of entitlements and infrastructure analysis
2. Planning Board and LUTI (fall)
 - Detailed framework
 - Feedback on key issues
3. Early 2018 adoption process