



Community Planning and Development: 2022 Regulatory Work Program

Budget & Policy Committee – May 9, 2022

Outline

- Purpose of Today
- 2022 Major Projects That Will Lead to Zoning Code Amendments
 - Expanding Housing Affordability
 - Advancing Equity in Rezoning
 - Accessory Dwelling Units in Denver
 - Outdoor Places Program
- 2022 – Other Zoning Code Projects
- Proactive Rezoning

Purpose of Today

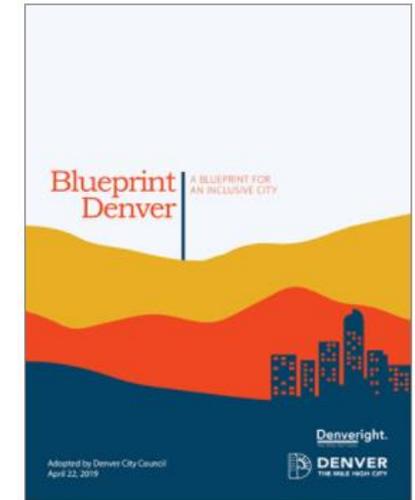
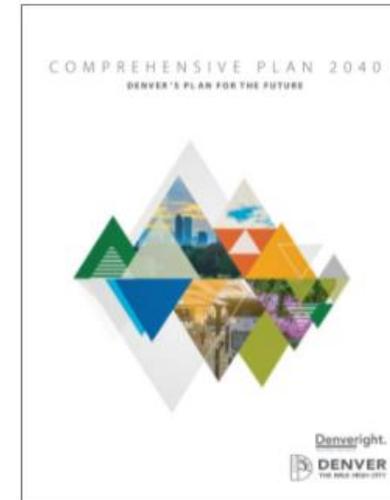
Provide an update on CPD's regulatory planning projects to implement adopted plans



Regulatory Planning Work Program

Primary Goal:

To implement the community's vision from our adopted plans





2022 Major Projects That Will Lead to Zoning Code Amendments

Expanding Housing Affordability

- Legislative review process is underway
- Learn more at denvergov.org/affordabilityincentive



Advancing Equity in Rezoning

- Updating the rezoning process with a focus on making it more equitable, accessible and transparent
- **This project will not rezone any properties**

Status

A public task force is currently working to collaboratively identify issues and set project goals

Timeline

2023 completion



How to get involved:

www.denvergov.org/equityinrezoning

Advancing Equity in Rezoning Task Force

- Helps identify issues, develop strategies, and refine recommendations to modernize the rezoning process and review criteria
- Includes a diverse range of stakeholders from across Denver with experience in neighborhood advocacy and/or the rezoning process and who bring various equity lenses to the discussion

City Council Representatives

Stacie Gilmore and Amanda Sandoval

Facilitator

Strategy with Rox



Meet the task force:

www.denvergov.org/equityinrezoning

ADUs in Denver

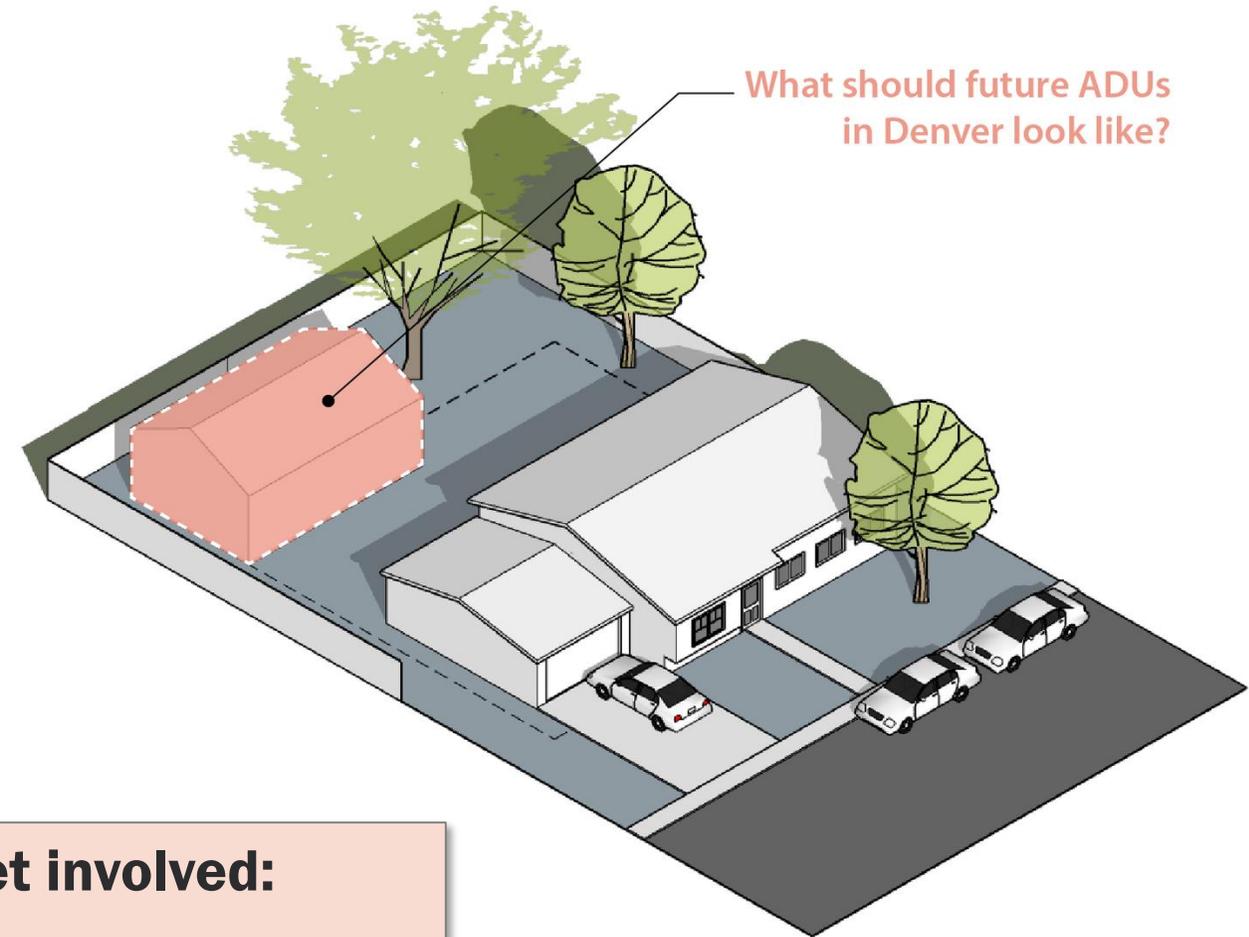
- Focused on ADU design
- **This project will not rezone any properties.**

Scope

- Remove barriers to ADU construction and update regulations so ADUs better fit different neighborhood and block patterns

Timeline

2023 completion



How to get involved:

denvergov.org/textamendments

ADUs in Denver Advisory Committee

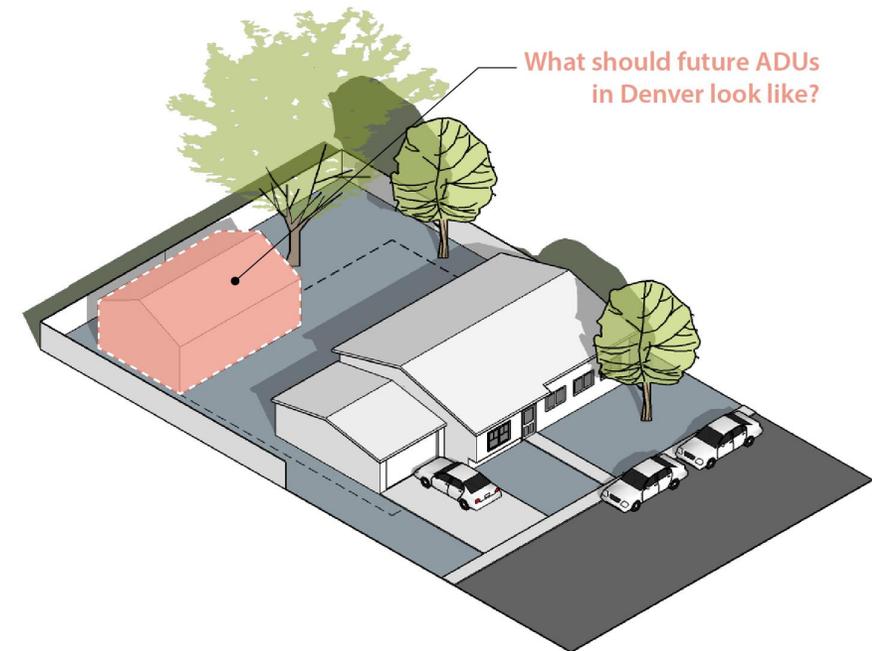
- Provides input on key issues, challenges and opportunities, as well as on proposed alternatives
- Includes people from across Denver with experience from different neighborhoods and housing types. Some committee members have specific expertise in ADU design/construction, real estate, historic preservation and/or affordable housing.

City Council Representatives

Kendra Black and Chris Herndon

Facilitator

Consensus Building Institute



Meet the committee:

denvergov.org/textamendments

Outdoor Places Program

Joint project led by DOTI and CPD in partnership with EXL, DFD, and DEDO

- Builds on successes and lessons learned during COVID-19 temporary program
- Will explore how outdoor activations can enhance our urban realm
- Will improve the permit process and city coordination for innovative outdoor scenarios that use both private and public property
- Will emphasize vibrant and interesting urban design outcomes, safety, mobility and accessibility

Timeline

Launching now. 2023 completion



2022 – Other Zoning Code Projects

These are often initiated by City Councilmembers or other external sources and require adjusting CPD's Regulatory Work Program for capacity.

Cherry Creek East Overlays

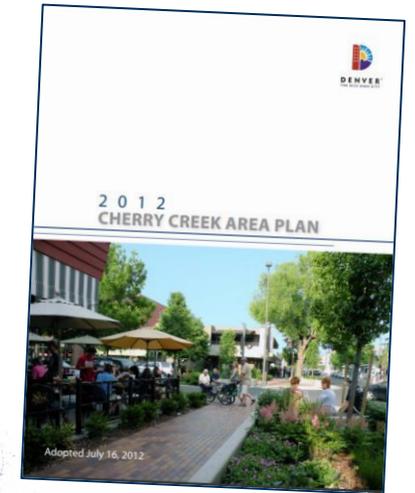
- Sponsored by Councilmember Hinds

Scope

- Conservation overlay for Row House zone districts
- Design overlay for several mixed-use commercial zone districts

Timeline

- Anticipated vote by City Council in late summer 2022



Sunnyside Overlay

- Sponsored by Councilmember Sandoval

Scope/Objectives

- Build on the CO-6 Bungalow Conservation Overlay
- Improve development compatibility in scale and massing with existing context
- Address relationship between buildings and the street
- Retain design flexibility while adding building materials (brick) requirement for new primary structures

Timeline

- Anticipated vote by City Council in fall 2022



Other Initiatives

Self-storage restrictions

Replacing units in nonconforming mobile home parks

Other overlays and neighborhood-specific initiatives

Supporting Board of Adjustment changes ... and more ...

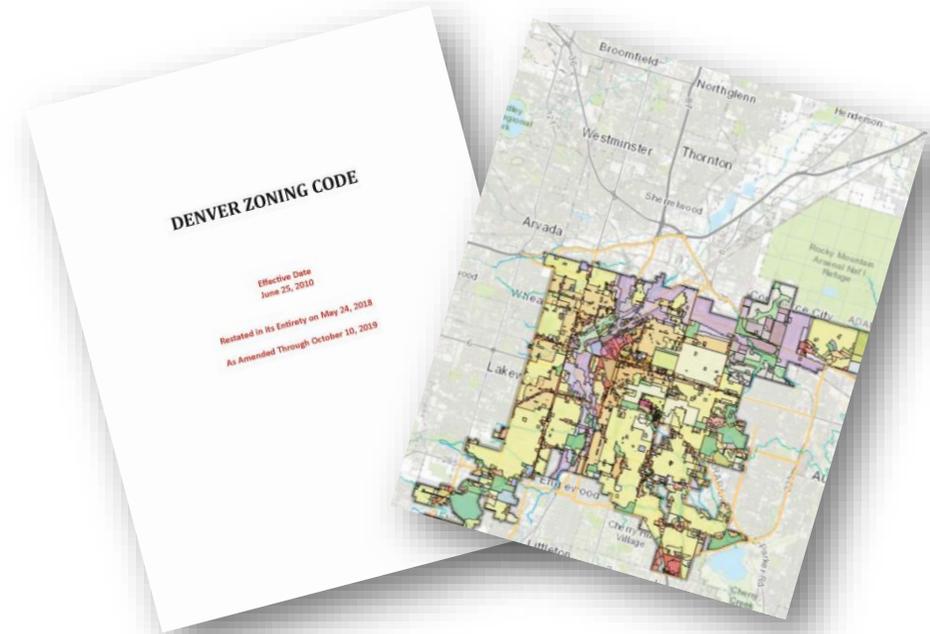




Proactive Rezoning

Advancing City-Led Zoning Changes

- Piloting legislative rezoning to accomplish objectives of the West Area Plan
- Supporting councilmember-initiated neighborhood-wide ADU rezonings
- Early coordination to implement neighborhood plans:
 - Near Northwest
 - Near Southeast
- Growing staffing to focus on regulatory work in neighborhoods with significant inequity



Questions?