# Colfax DO-8

#### Request: Main Street district to include the DO-8

Date: 10.31.2023 Presenter: Libbie Glick



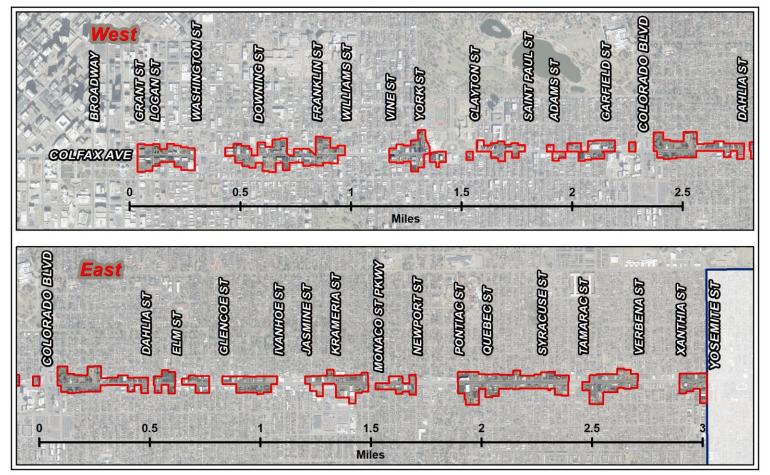
# **Presentation Agenda**

- Request
- Location and Context
- Process
- Review Criteria





### Request: Map DO-8 along E. Colfax Ave.



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

- Apply Design overlay 8 to existing Urban Center, General Urban, Urban, and Urban Edge Main Street districts
- Legislative rezoning intended to implement adopted plan guidance and improve design outcomes along Colfax
- No developer-driven redevelopment in connection with legislative rezoning
- Proposed within 2 blocks of a future BRT station



### Request: Map DO-8 along E. Colfax Ave.





- Requires nonresidential active uses for a portion of the Primary Street frontage on larger-sized lots
- Limits primary building forms to Shopfront and Townhouse
- Increases build-to range from 5 feet to 10 feet to allow more flexibility for outdoor dining and pedestrian area
- Requires a minimum 2-foot setback to increase pedestrian area
- Requires a minimum 7-foot setback for any street level residential units
- Allows permanent art as the only transparency alternative
- Requires a minimum 14-foot street level height



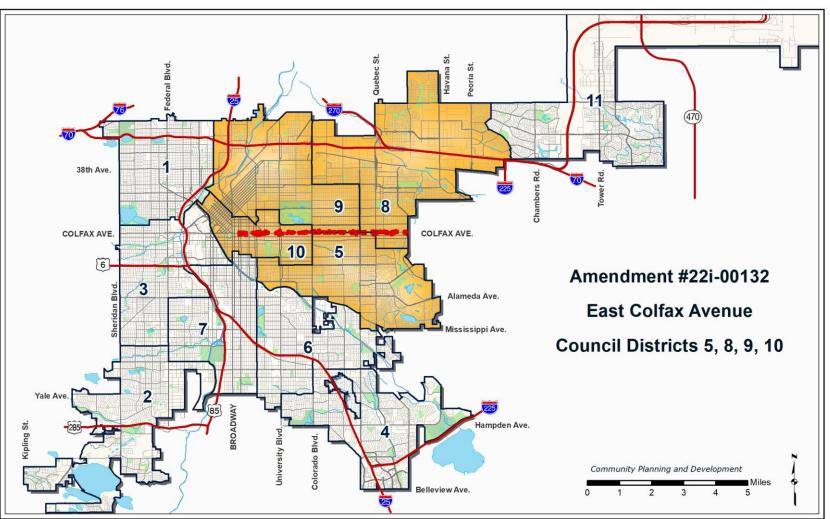
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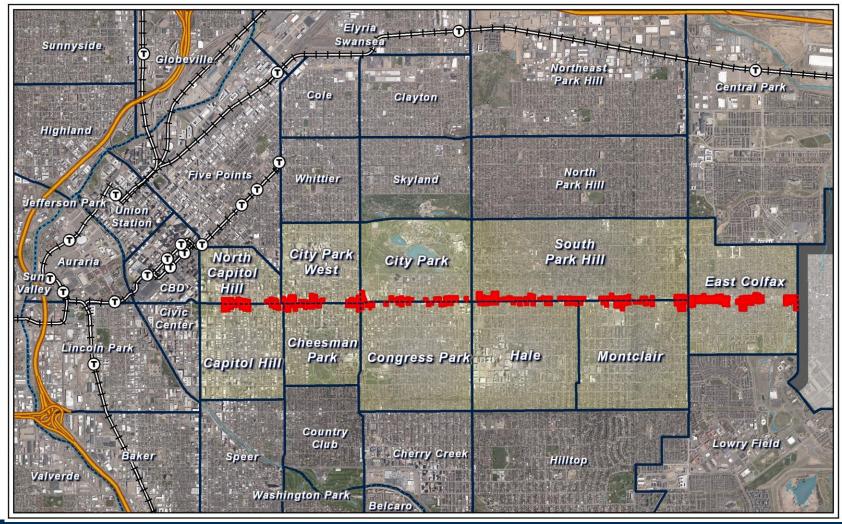
# Council Districts 5, 8, 9, 10



Councilmembers Sawyer and Hinds are sponsoring this rezoning



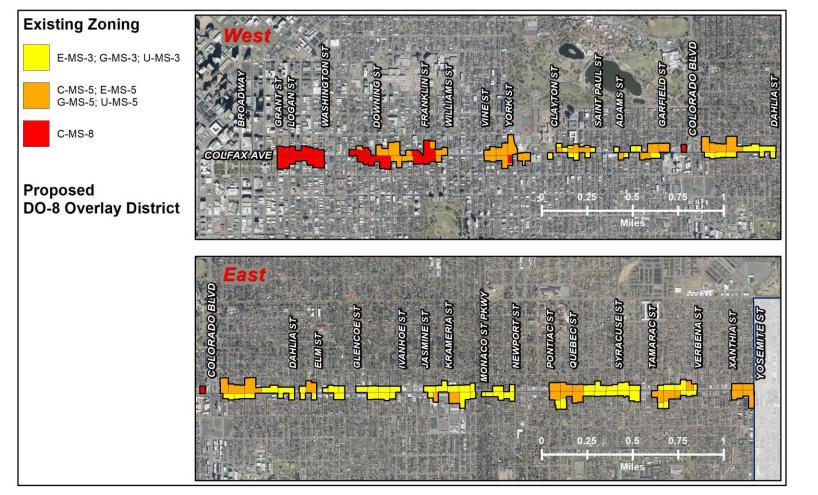
# **Statistical Neighborhood**



North Capitol Hill **Capitol Hill City Park West Cheesman Park** City Park **Congress Park** South Park Hill Hale Montclair East Colfax



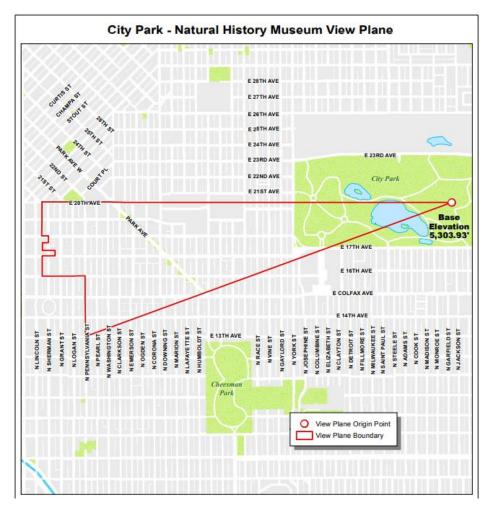
### **Existing Zoning**



- C-MS-5/8
- G-MS-3/5
- U-MS-3/5
- E-MS-3/5



### **View Plane**



#### City Park Natural History Museum View Plane

#### Max Building Heights Under the View Plane

- 1) 78 feet near E. Colfax Ave and N. Humboldt St
- 2) 125 feet at E. Colfax Ave. and N. Pennsylvania St.

Proposed zoning will not change existing heights



### **Historic Landmarks and Districts**

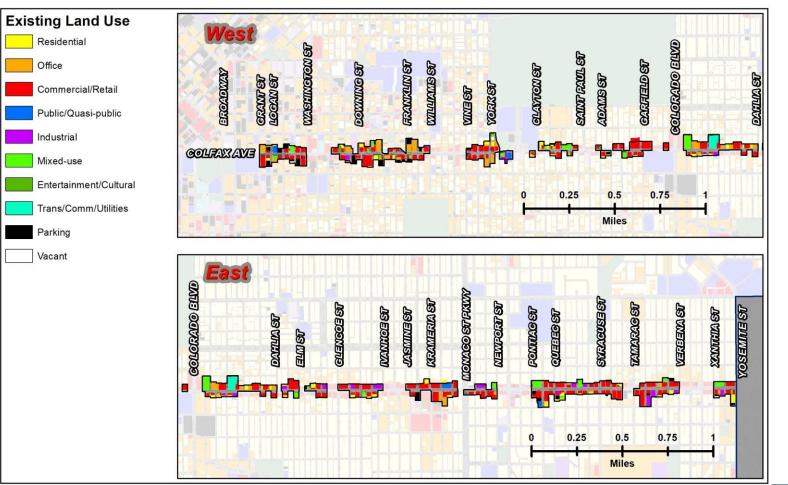




- Cathedral of the Immaculate
  Conception
- Ogden Theater
- The Colonnade Building
- Hamilton Apartment Building
- Austin Building
- Fifth Church of Christ Scientist
- Bluebird Theater
- Wyman Historic District
- Park Historic District

All construction within the Historic Districts and Landmarks are subject to landmark design review

# **Existing Context – Land Use**



#### Variety of Existing Uses

Adjacent to:

• Mainly residential both multi-unit and single-unit



# Existing Context – Building Form/Scale





# **Grace Period**

- 10 projects in Site Development Plan (SDP) review
- 2 projects in concept
- Grace Period projects not subject to DO-8 regulations
  - Projects submitted for concept by July 19, 2023, the date of the application notification
  - Need to receive SDP approval by December 19, 2025



# Agenda

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# Process

- Informational Notice: 7/19/2023
- Planning Board Notice: 10/3/23
- Planning Board Public Hearing: 10/18/23
- LUTI Committee: 10/31/23
- City Council Public Hearing: 12/11/23



# Public Comments

- RNOs
  - No comments from RNOs
- 3 comments from neighbors
  - 1 with concerns that 1801 E Colfax is not included when a drive thru is planned for the site
  - 1 in support because overlay will improve vibrancy and walkability of Colfax
  - Goddard School is concerned overlay will impact their expansion plans



# **Planning Board**

- Planning Board held a hearing on this item on October 18, 2023
- The board voted 5-2 to recommend approval
- Key points raised in board deliberation included
  - The development potential of shallow lots
  - Some board members felt that Colfax needed its own overlay



# **Presentation Agenda**

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



### 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver
- East Central Area Plan
- East Area Plan

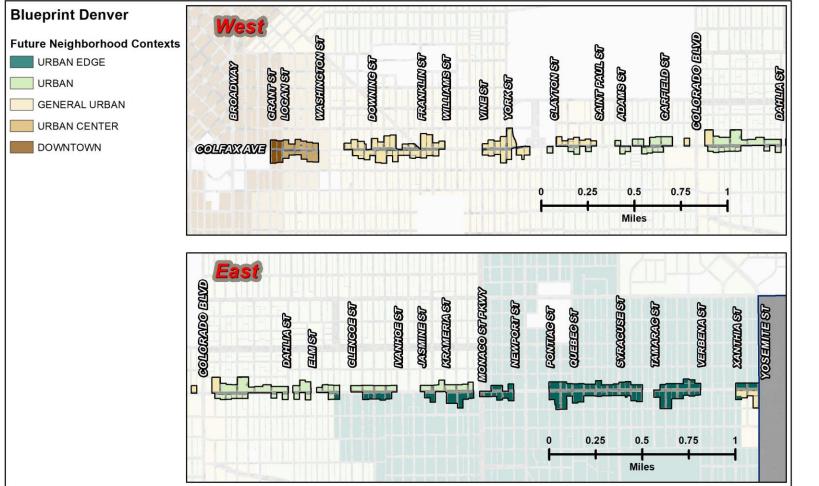
# Uniformity of District Regulations Further Public Health, Safety and Welfare



### 1.Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- East Central Area Plan
- East Area Plan
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare





#### Downtown

Highest mix of uses in the City including multi-unit residential, commercial, office, civic and institutional

#### **Urban Center**

Dense and vibrant areas with high intensity residential and significant employment areas

#### General Urban

• Offers a mix of uses, with good street activation and connectivity

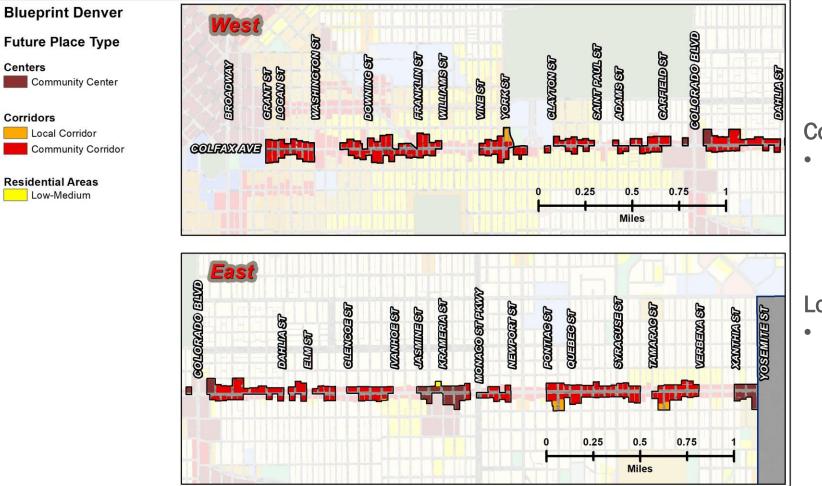
#### Urban

Access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood

#### Urban Edge

Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.





#### **Community Center**

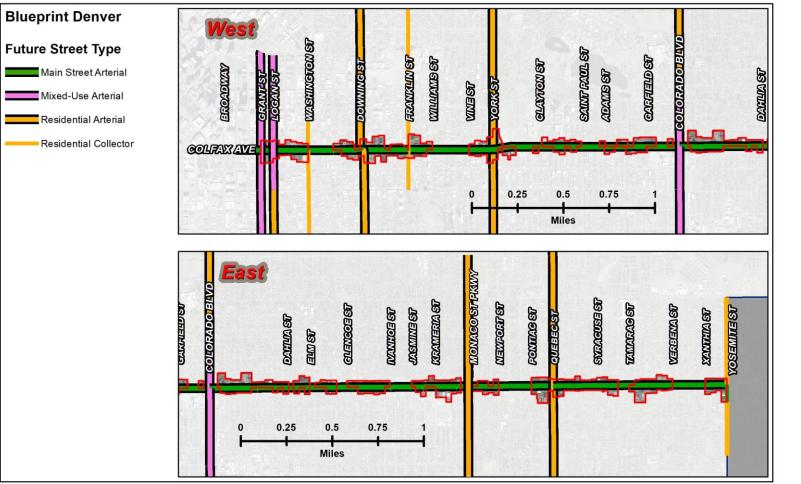
 Mixed-use places of different scales. Typically oriented around a shared space or set of places. People often go to centers to engage in social activities and entertainment, such as shopping, dining, and cultural events.

#### **Community and Local Corridor**

 Mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining.

#### Low-Medium Residential

 Although primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses.



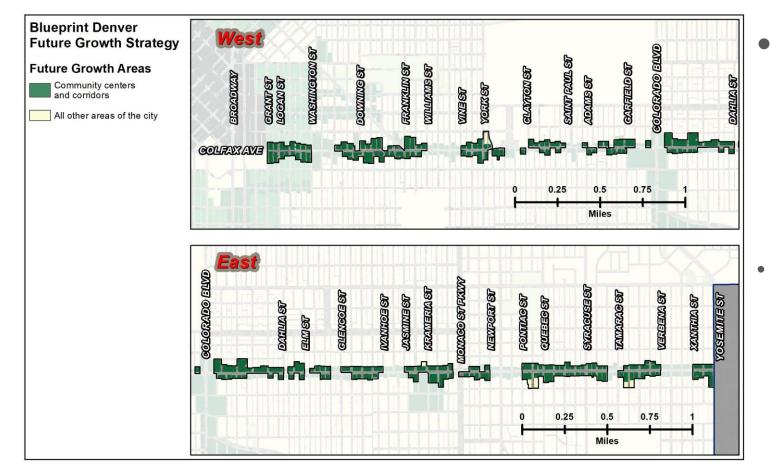
Main Street Arterial (Colfax)

- Characterized by a mix of uses including retail, services and restaurants, as well as residential.
   Mixed Use Arterial (Grant, Logan, Colorado)
- Varied mix of uses including retail, office, residential and restaurants.
   Residential Arterial (Downing, York, Monaco, Quebec)
- Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses

**Residential Collector** (Washington, Franklin, Yosemite)

Local

 Local streets can vary in their land uses and are found in all neighborhood contexts



- Community Centers and Corridors
  - 20% of new jobs and 25% of new housing (p. 51)
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

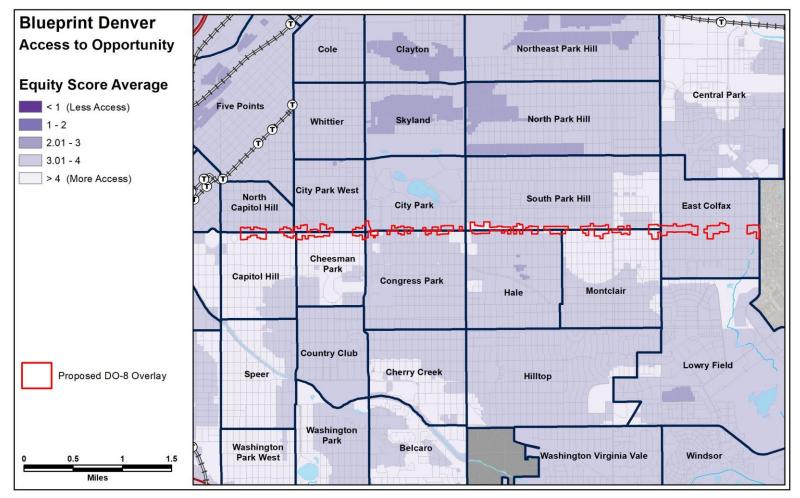


#### **Blueprint Denver Contains Three Major Equity Concepts**

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



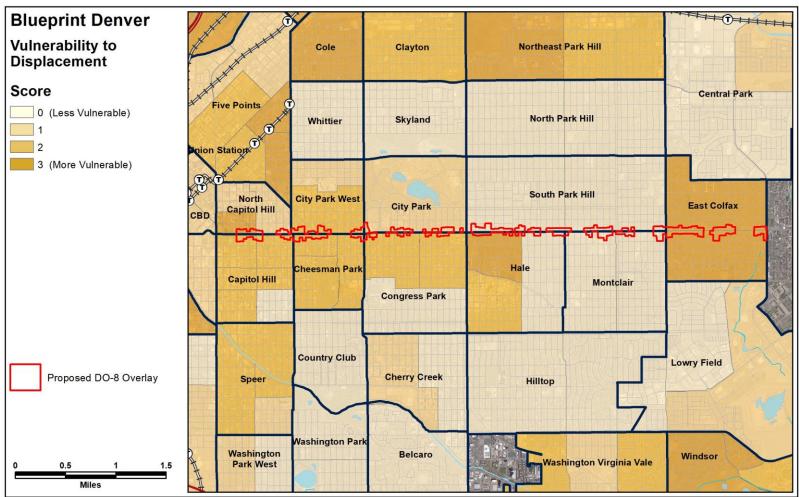




#### **Access to Opportunity**

- Generally high Access to Opportunity
- Greater access to parks, healthcare, transit, and centers and corridors

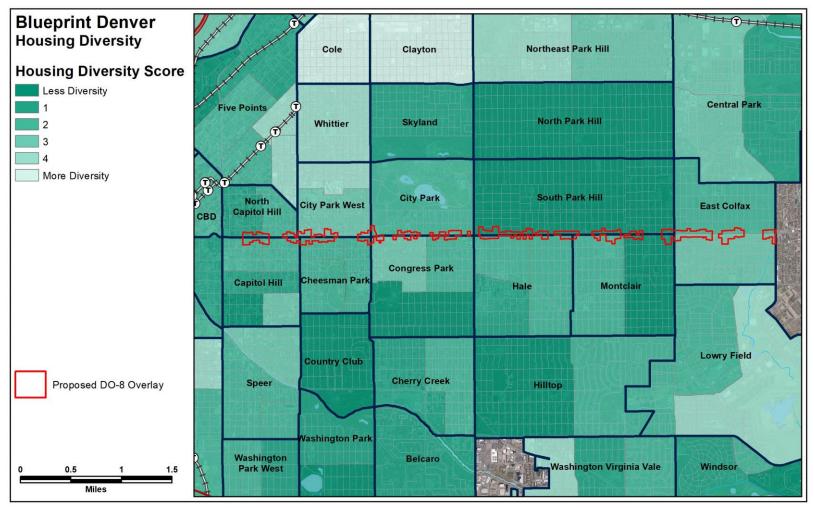




#### Vulnerability to Involuntary Displacement

 West of Colorado and East Colfax are generally more vulnerable

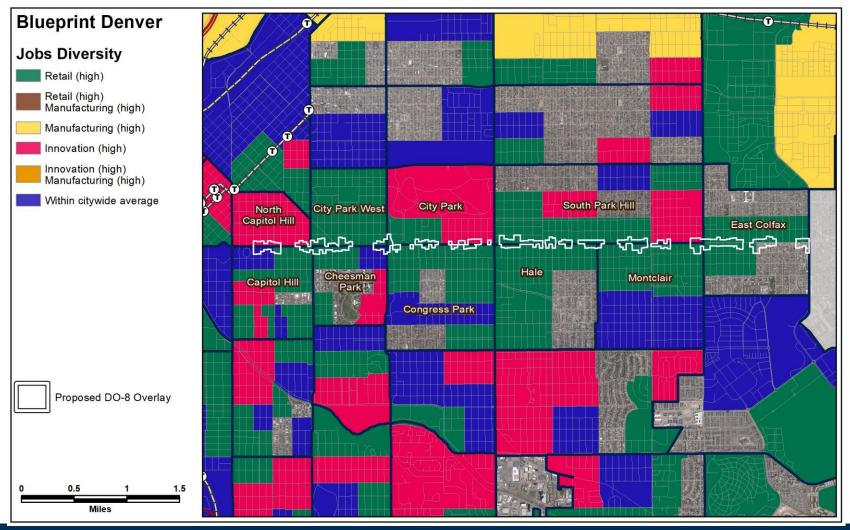




#### Expanding Housing Diversity

- Housing diversity varies
- Greater diversity in City Park West and Congress Park and less in South Park Hill





#### **Expanding Jobs Diversity**

Mostly retail jobs



- Land Use & Built Form, Design Quality & Preservation, Policy 4: ensuring pedestrian friendly environments
- Land Use & Built Form, General, Policy 1: recommend uses zoning regulations to encourage higher-density mixed-use development in transit-rich areas
- Land Use & Built Form, General, Policy 11: prioritize larger-scale, legislative rezonings



### East Central Area Plan



Area of Historic Interest / Commercial Character Preservation

tive Ground Floor Use Area 05

nhanced Mixed-Use Design Quality Area 06

04

LEGEND

Enhanced Residential Design Quality Area 01

reas of Historic Preservation 02

ng Historic Landmark/Distri

Applies to properties from Grant St. to Colorado Blvd.

- Designates specific areas for active ground floor uses
  - Areas include pedestrianfriendly neighborhood destination – historic streetcar stops or areas directly adjacent to a transit station

### East Central Area Plan

#### **Policy Recommendations**

- Modify recommendations to improve design quality in Centers and Corridors. Primary elements to consider include ground floor design treatment and activation standards
- Discourage low utilization of land and auto-oriented uses along Colfax
- Help businesses prepare for a future BRT multi-modal retail environment that is more neighborhood oriented and pedestrian friendly



### East Area Plan



Applies to properties from Colorado Blvd. to Yosemite St.

- Designates specific areas for active ground floor uses
  - Areas include pedestrianfriendly neighborhood destination – historic streetcar stops or areas directly adjacent to a transit station



### East Area Plan

#### **Policy Recommendations**

- Modify recommendations to improve design quality in Centers and Corridors. Primary elements to consider include ground floor activation and ground floor residential frontages
- Discourage low utilization of land and auto-oriented uses near future BRT stations
- Help businesses prepare for a future BRT multi-modal retail environment that is more neighborhood oriented and pedestrian friendly



# **1.Consistency with Adopted Plans**

# 2. Uniformity of District Regulations

# 3. Further Public Health, Safety and Welfare



# **CPD** Recommendation

- <u>CPD recommends approval, based on finding all</u> <u>review criteria have been met</u>
- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare

