Colfax DO-8

Request: Main Street district to include the DO-8

Date: 10.31.2023 Presenter: Libbie Glick



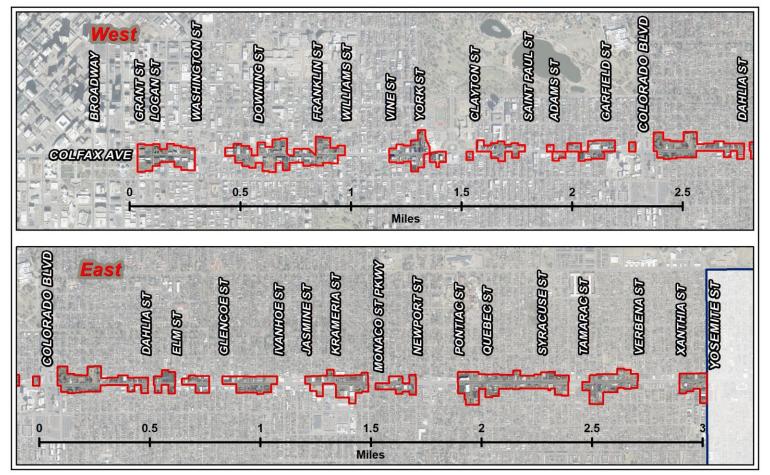
Presentation Agenda

- 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



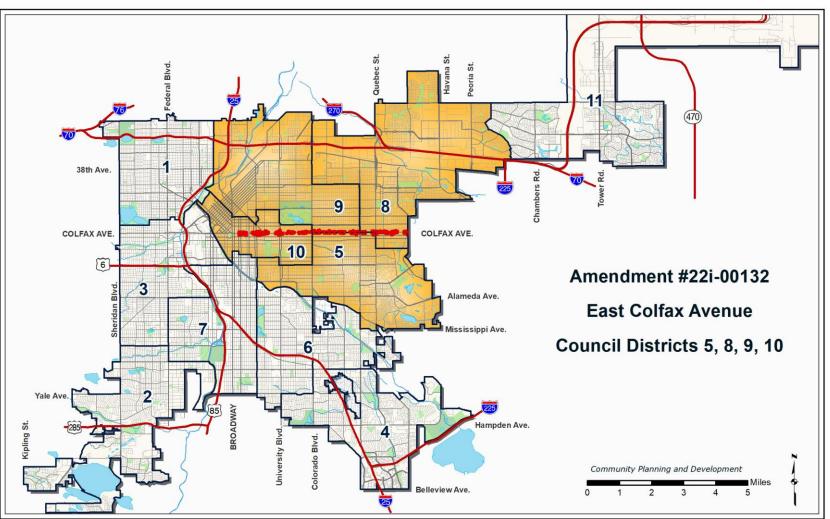
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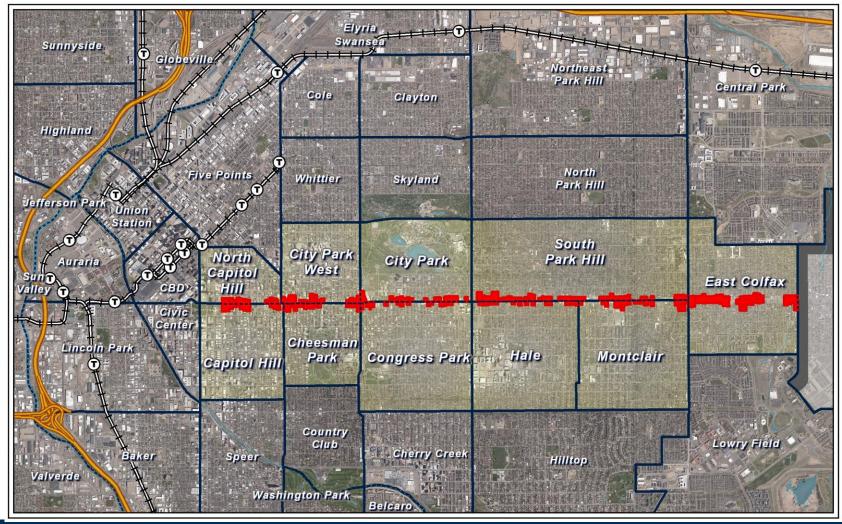
Council Districts 5, 8, 9, 10



Councilmembers Sawyer and Hinds are sponsoring this rezoning



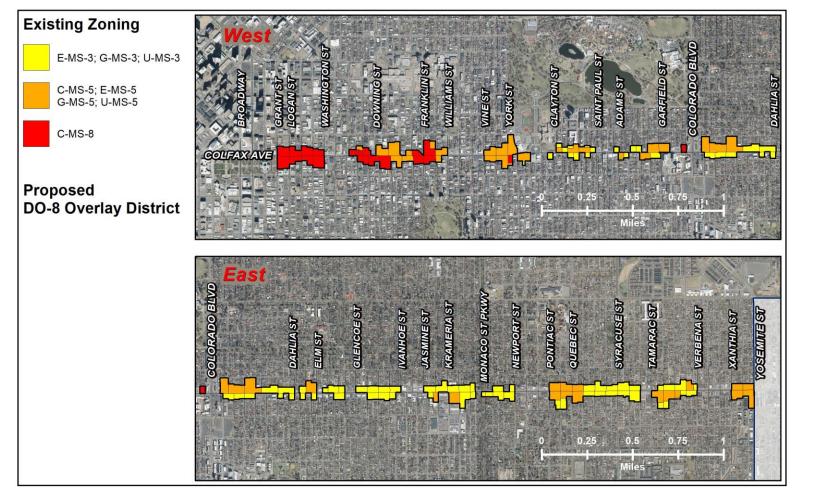
Statistical Neighborhood



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



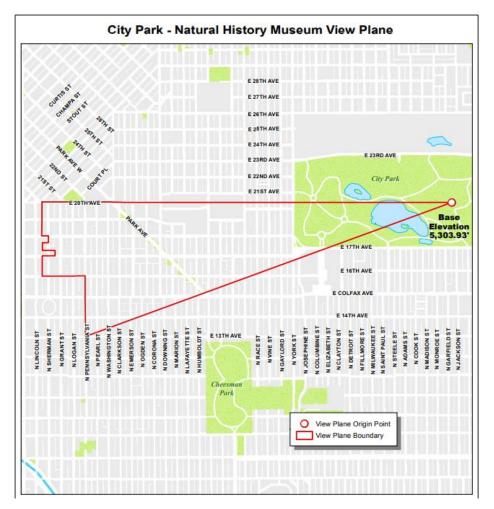
Existing Zoning



- 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

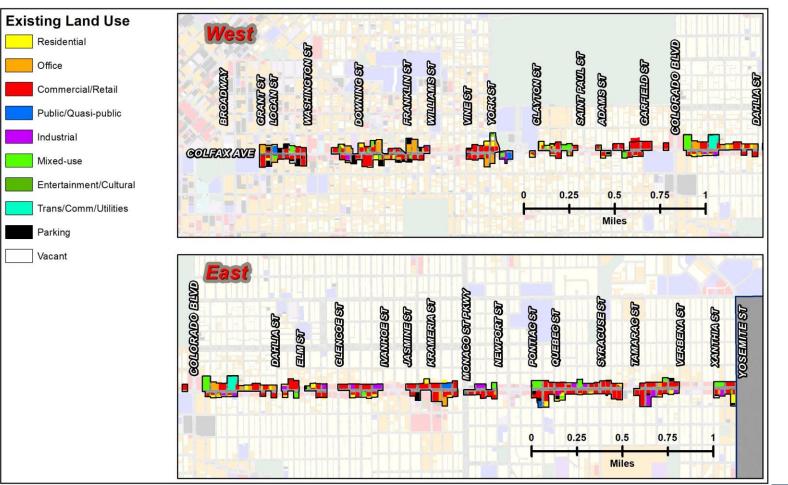




- Cathedral of the Immaculate
 Conception
- Ogden Theater
- The Colonnade Building
- Hamilton Apartment Building
- Austin Building
- Fifth Church of Christ Scientist
- Bluebird Theater
- Wyman Historic District
- Park Historic District

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

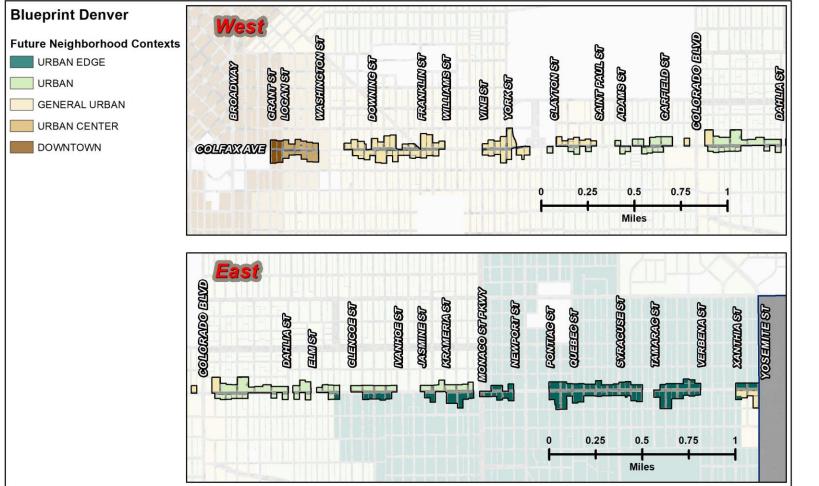
Uniformity of District Regulations Further Public Health, Safety and Welfare



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

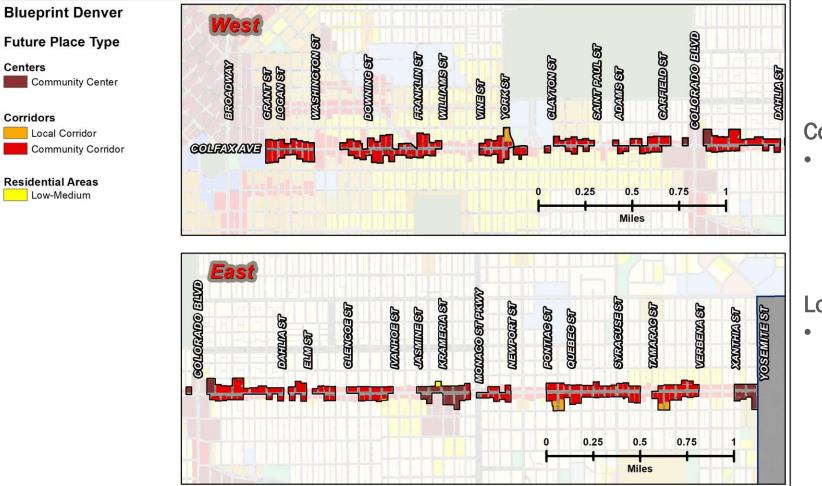
Urban

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

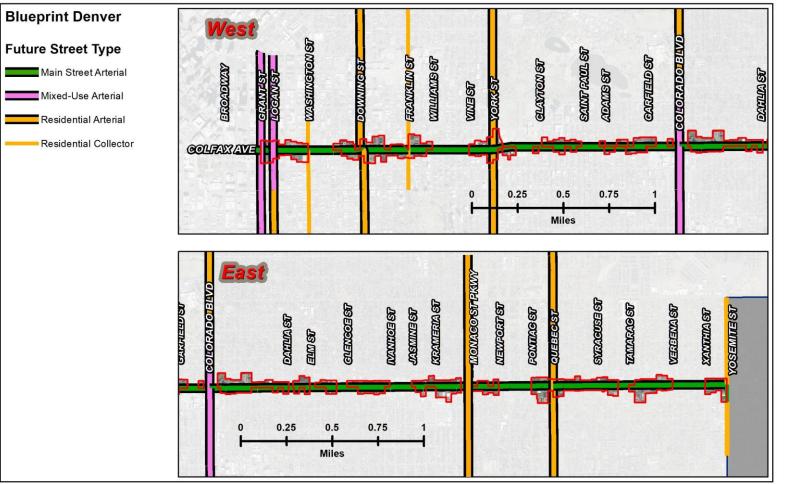
 Mixed-use places of different scales. Typically oriented around a shared space or set of places. People often go to centers to engage in social activities and entertainment, such as shopping, dining, and cultural events.

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.



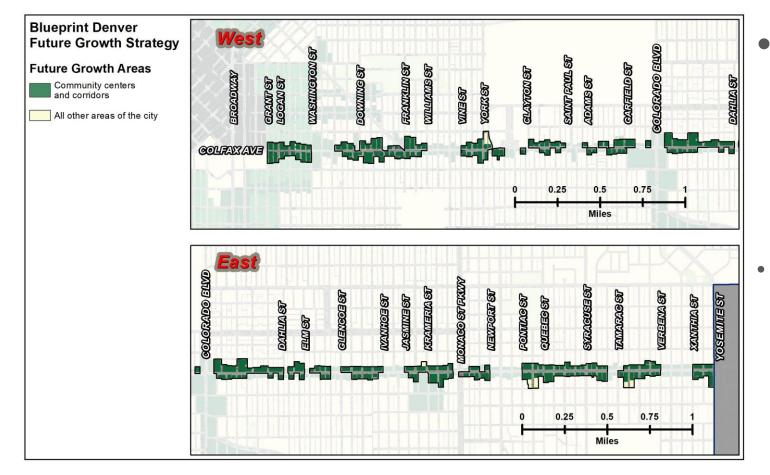
Main Street Arterial (Colfax)

- 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.

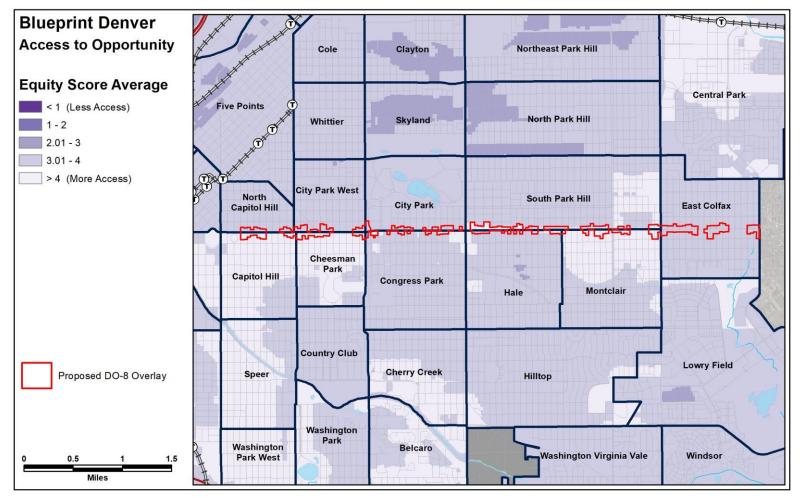


Blueprint Denver Contains Three Major Equity Concepts

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



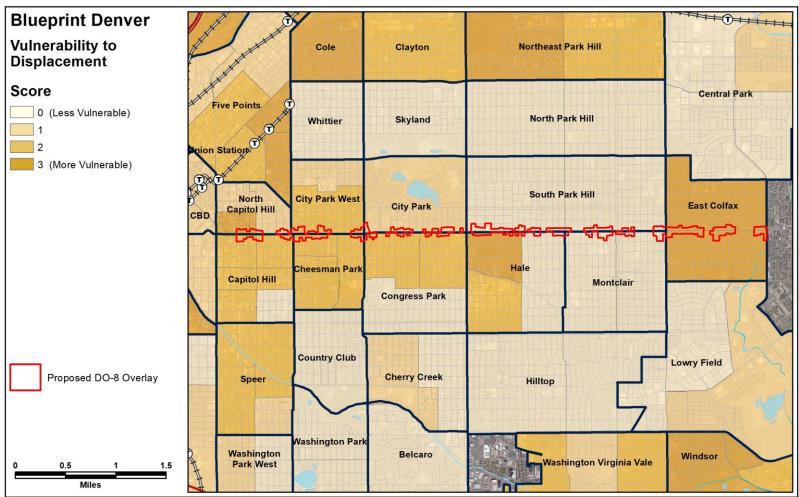




Access to Opportunity

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

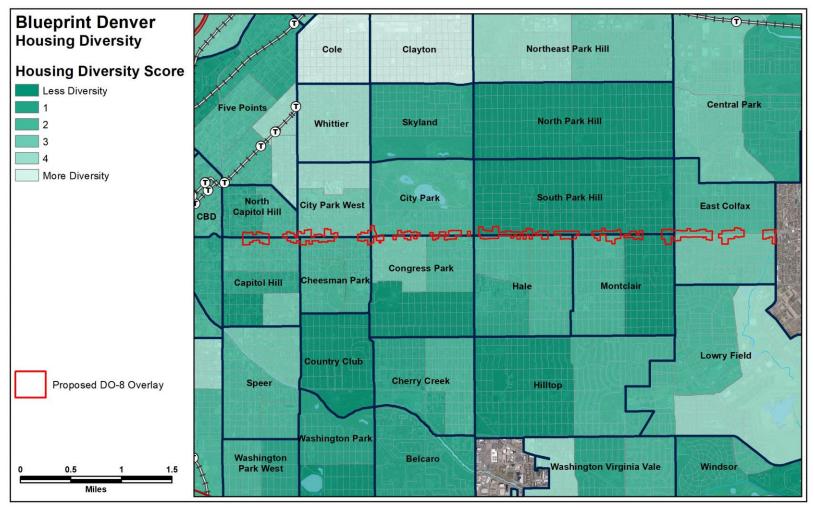




Vulnerability to Involuntary Displacement

 West of Colorado and East Colfax are generally more vulnerable

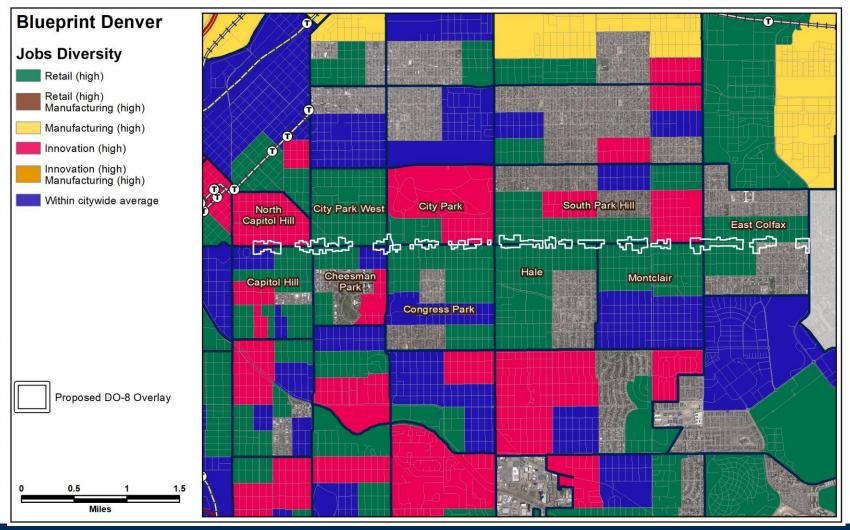




Expanding Housing Diversity

- 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

