



Colfax D0-8

Request: Main Street district to include the D0-8

Date: 10.31.2023

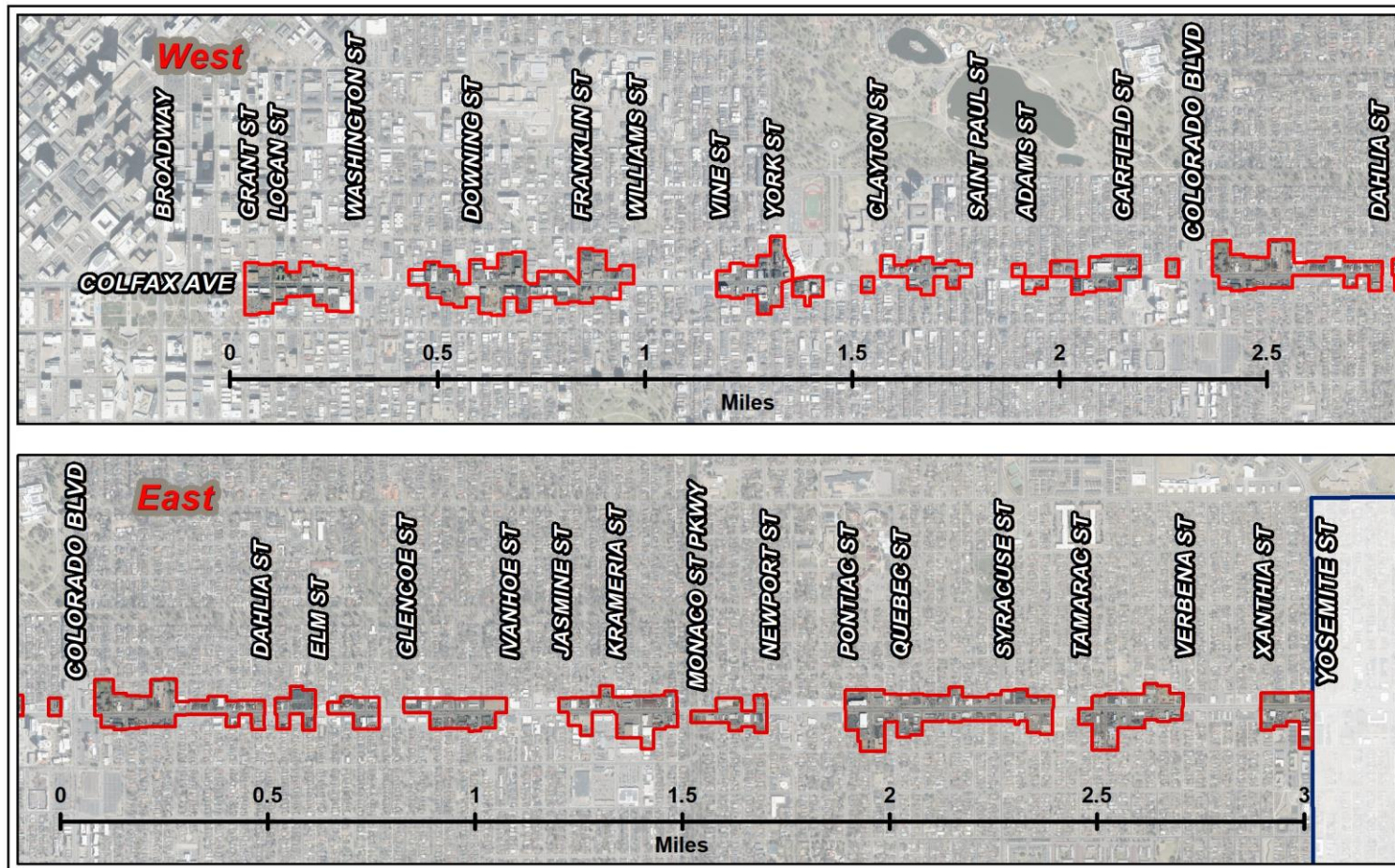
Presenter: Libbie Glick

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: Map D0-8 along E. Colfax Ave.



- 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

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

Request: Map D0-8 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

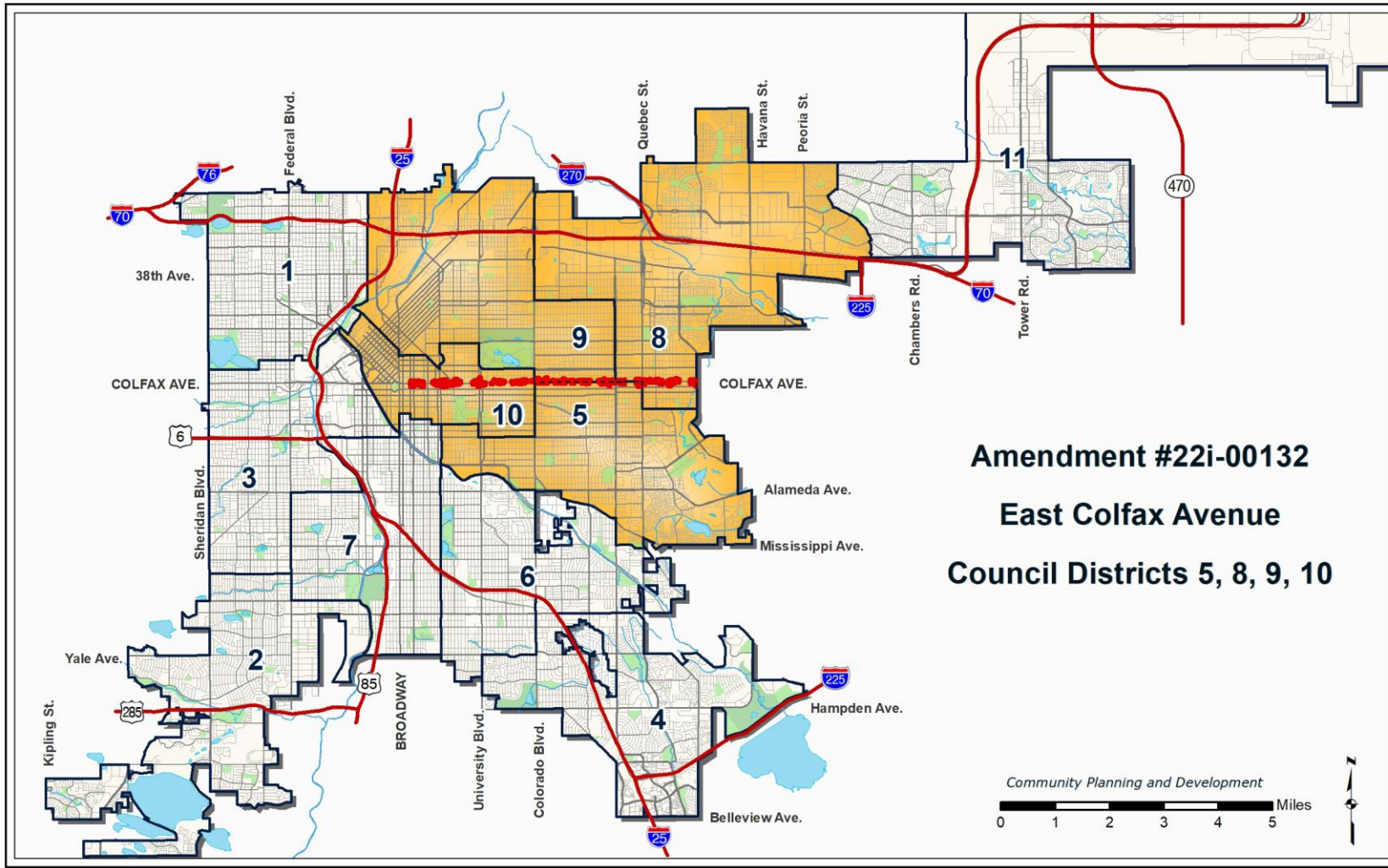
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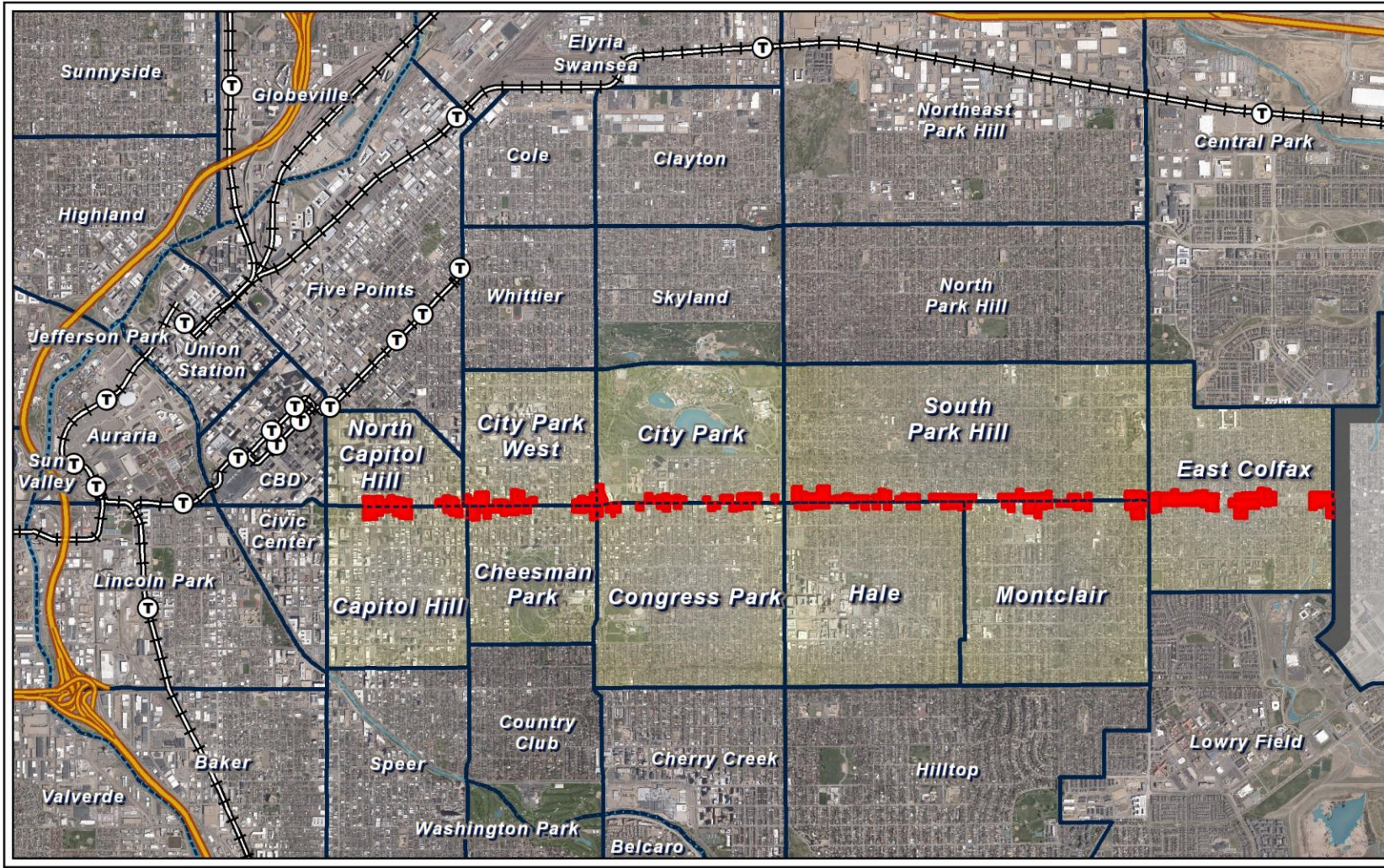


Council Districts 5, 8, 9, 10

Councilmembers Sawyer and Hinds are sponsoring this rezoning



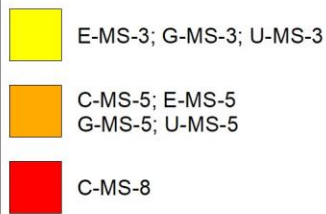
Statistical Neighborhood



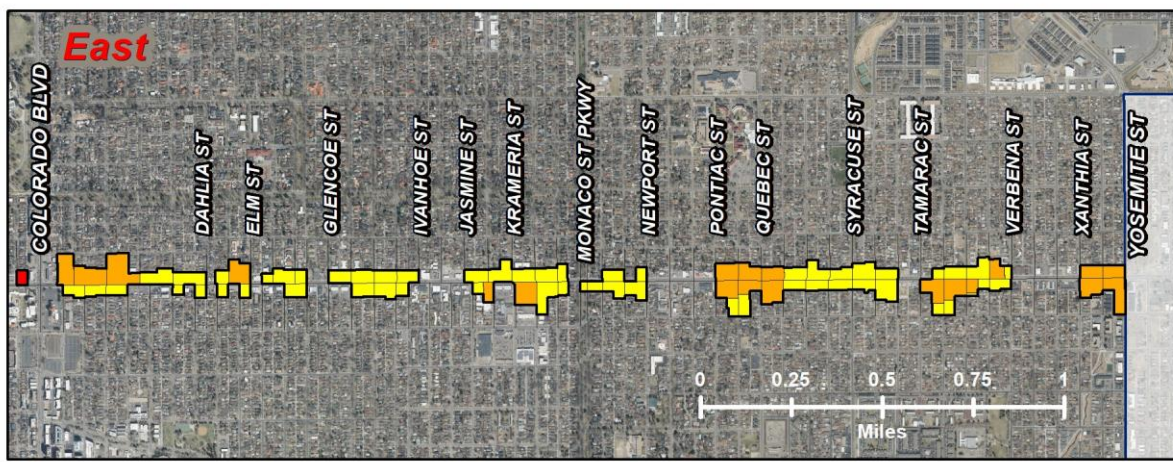
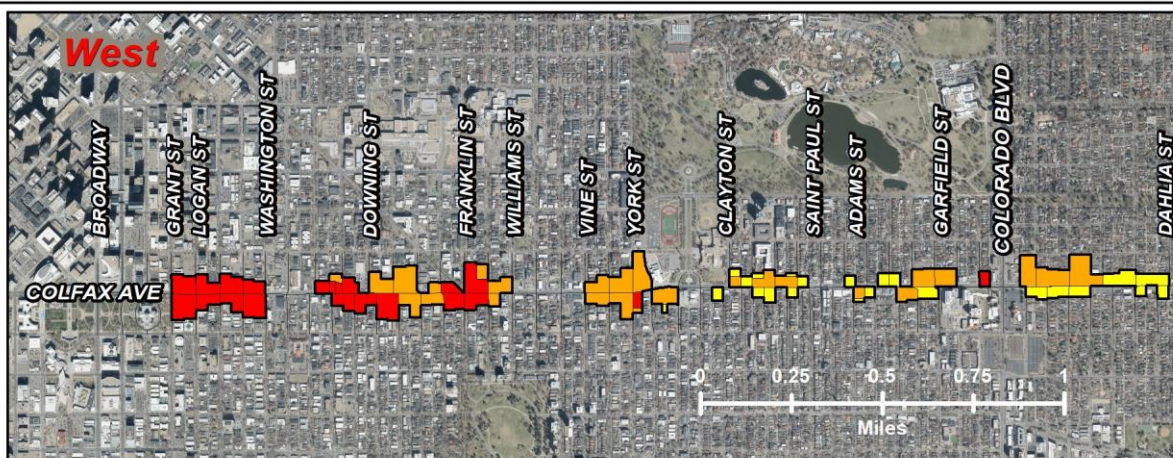
North Capitol Hill
Capitol Hill
City Park West
Cheesman Park
City Park
Congress Park
South Park Hill
Hale
Montclair
East Colfax

Existing Zoning

Existing Zoning

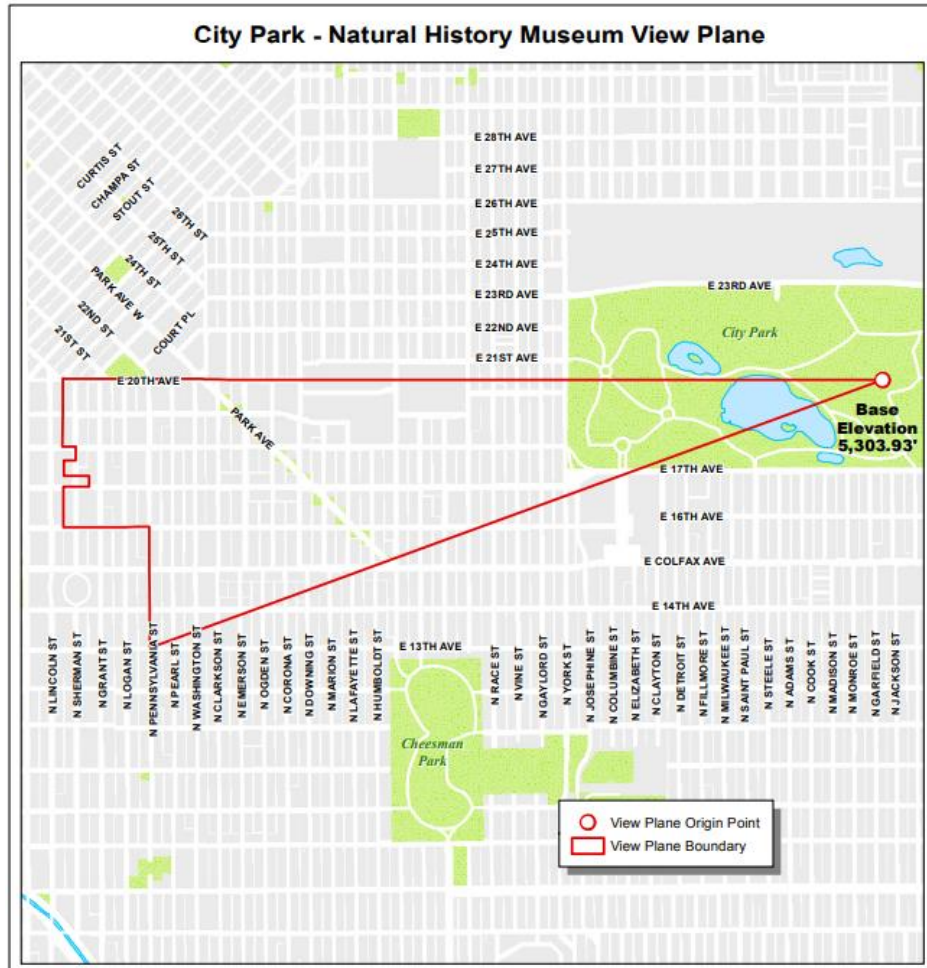


Proposed DO-8 Overlay District



- 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

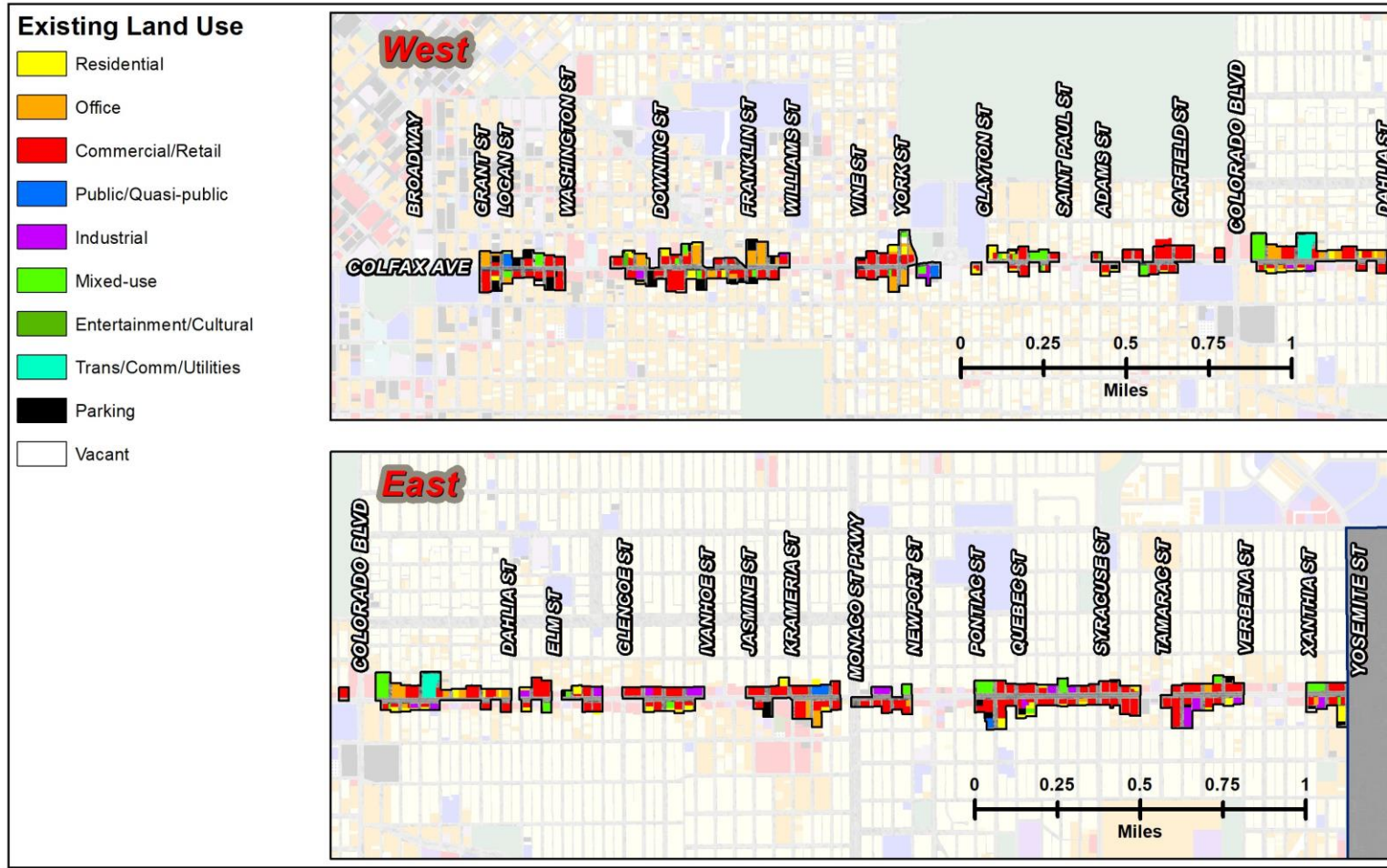


- Cathedral of the Immaculate Conception
- Ogden Theater
- The Colonnade Building
- Hamilton Apartment Building
- Austin Building
- Fifth Church of Christ Scientist
- Bluebird Theater
- Wyman Historic District
- Park Historic District

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



Existing Context – Land Use

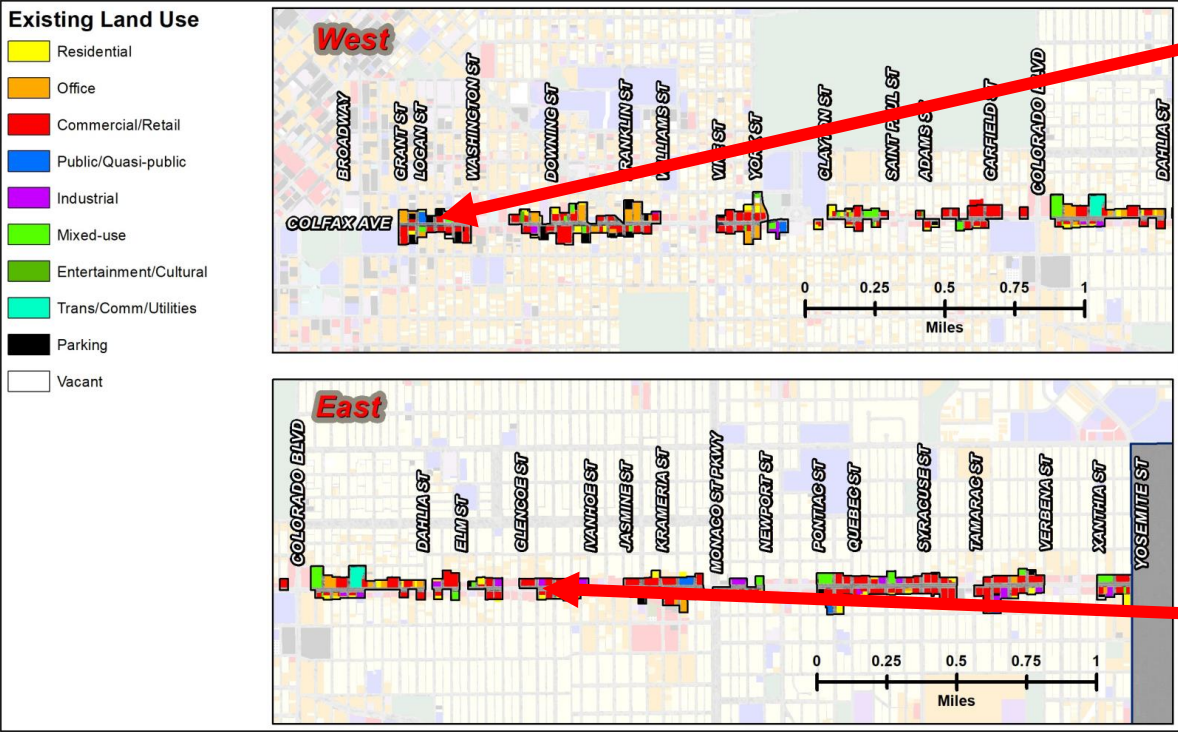


Variety of Existing Uses

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

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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*
- *East Central Area Plan*
- *East Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

Denver Zoning Code Review Criteria

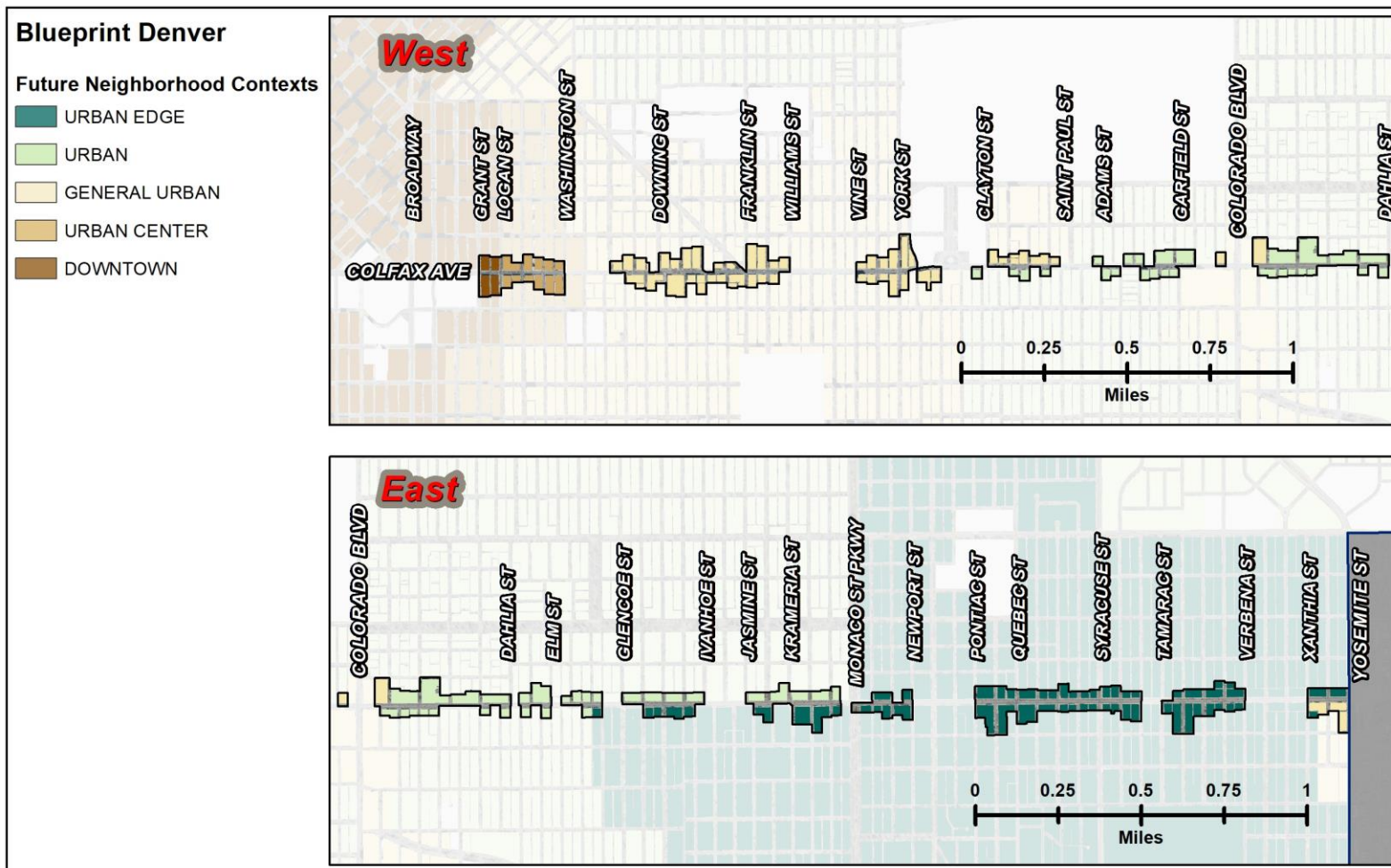
1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central Area Plan*
- *East Area Plan*

2. Uniformity of District Regulations

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Blueprint Denver 2019



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

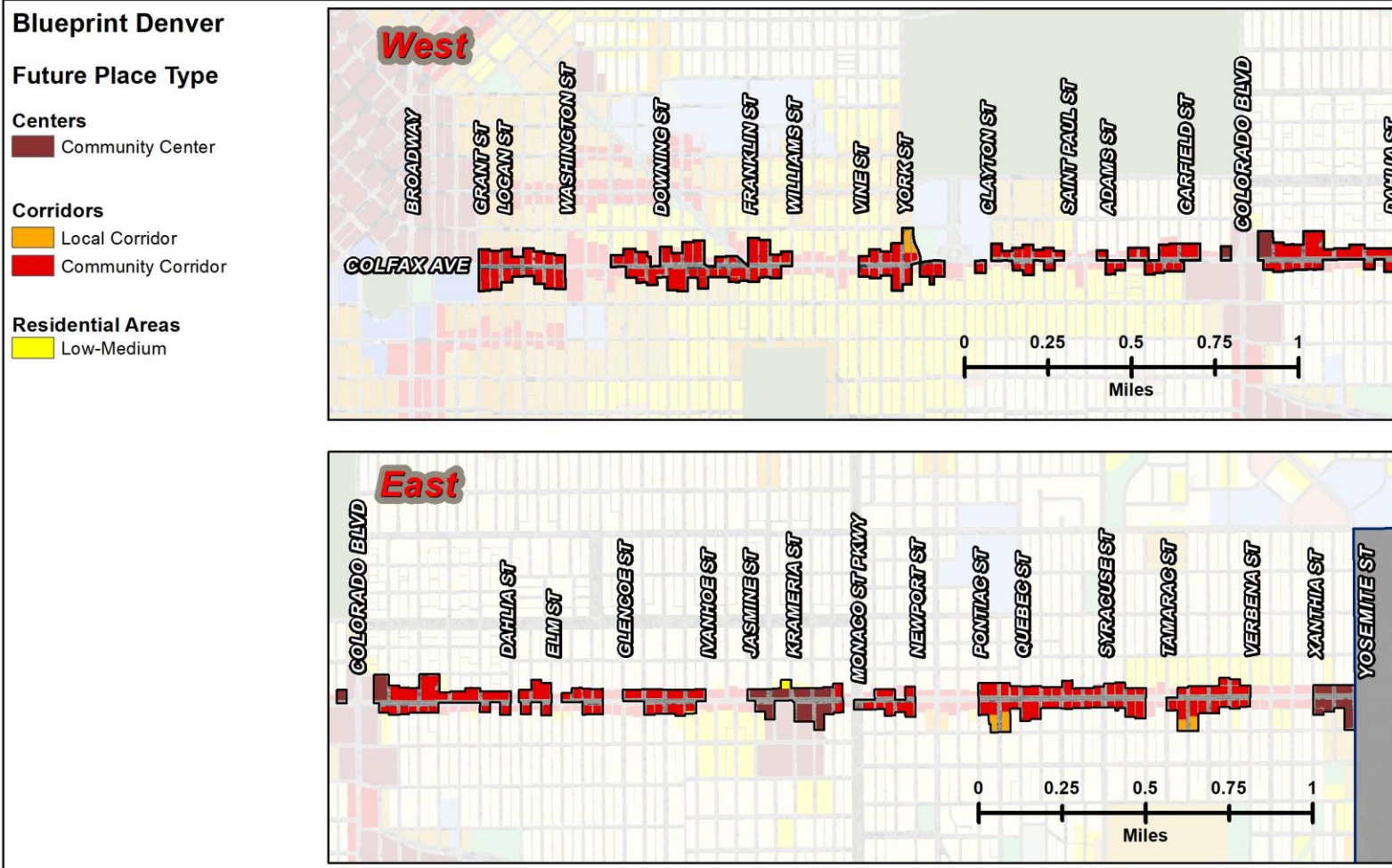
Urban

- 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.

Blueprint Denver 2019



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.

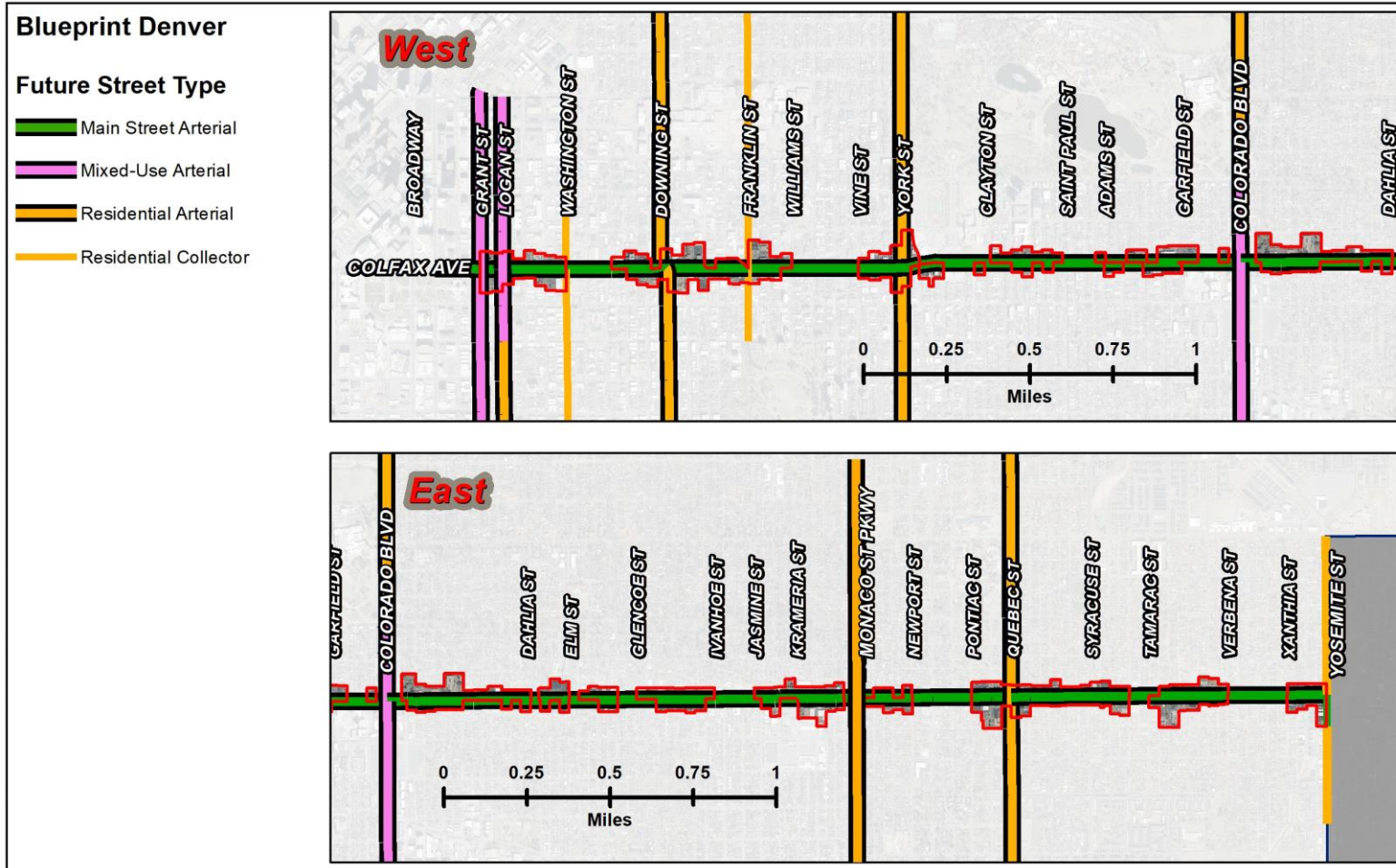
Community and Local Corridor

- 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.

Blueprint Denver 2019



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)

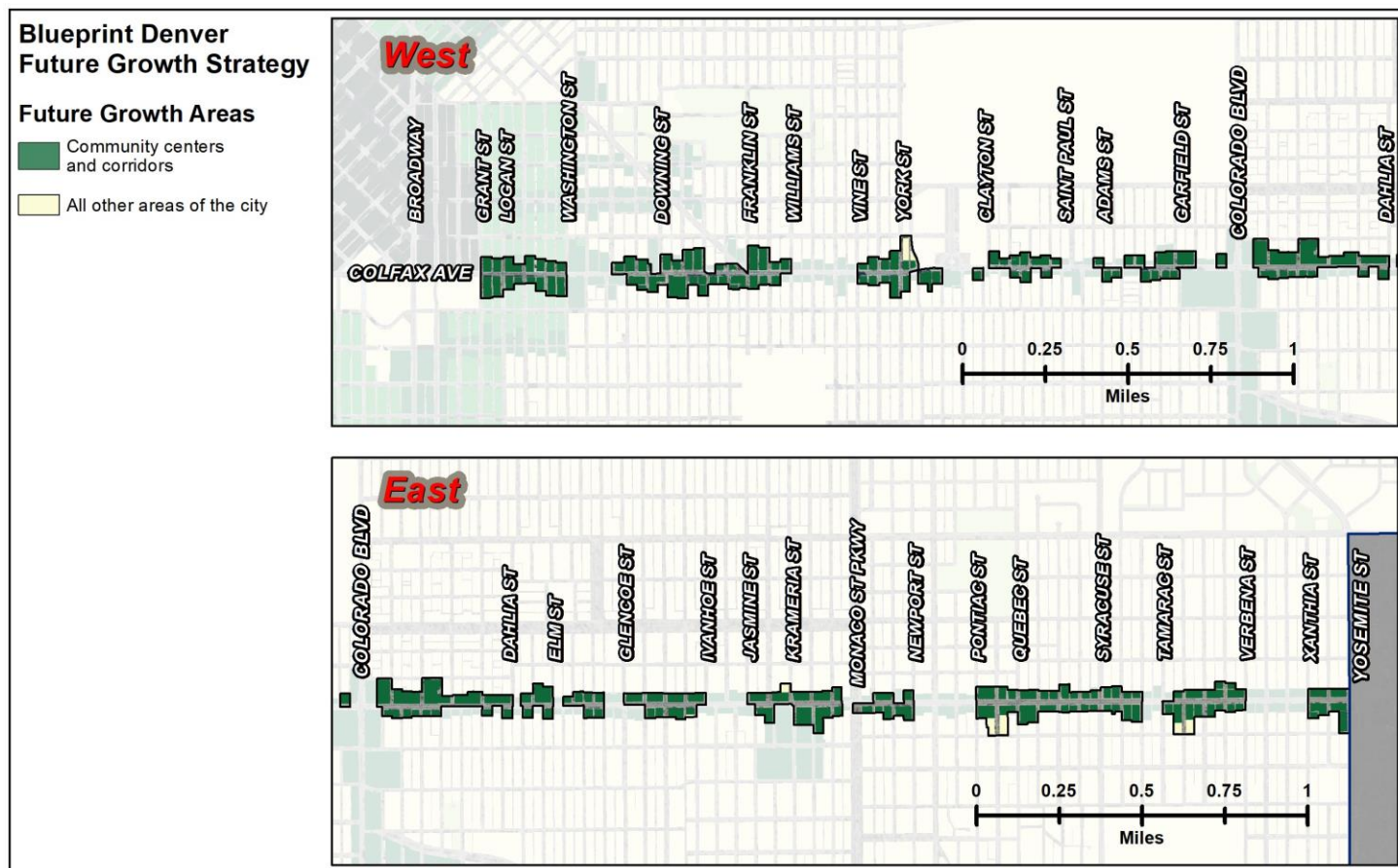
- Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses

Residential Collector (Washington, Franklin, Yosemite)

Local

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

Blueprint Denver 2019



- 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.

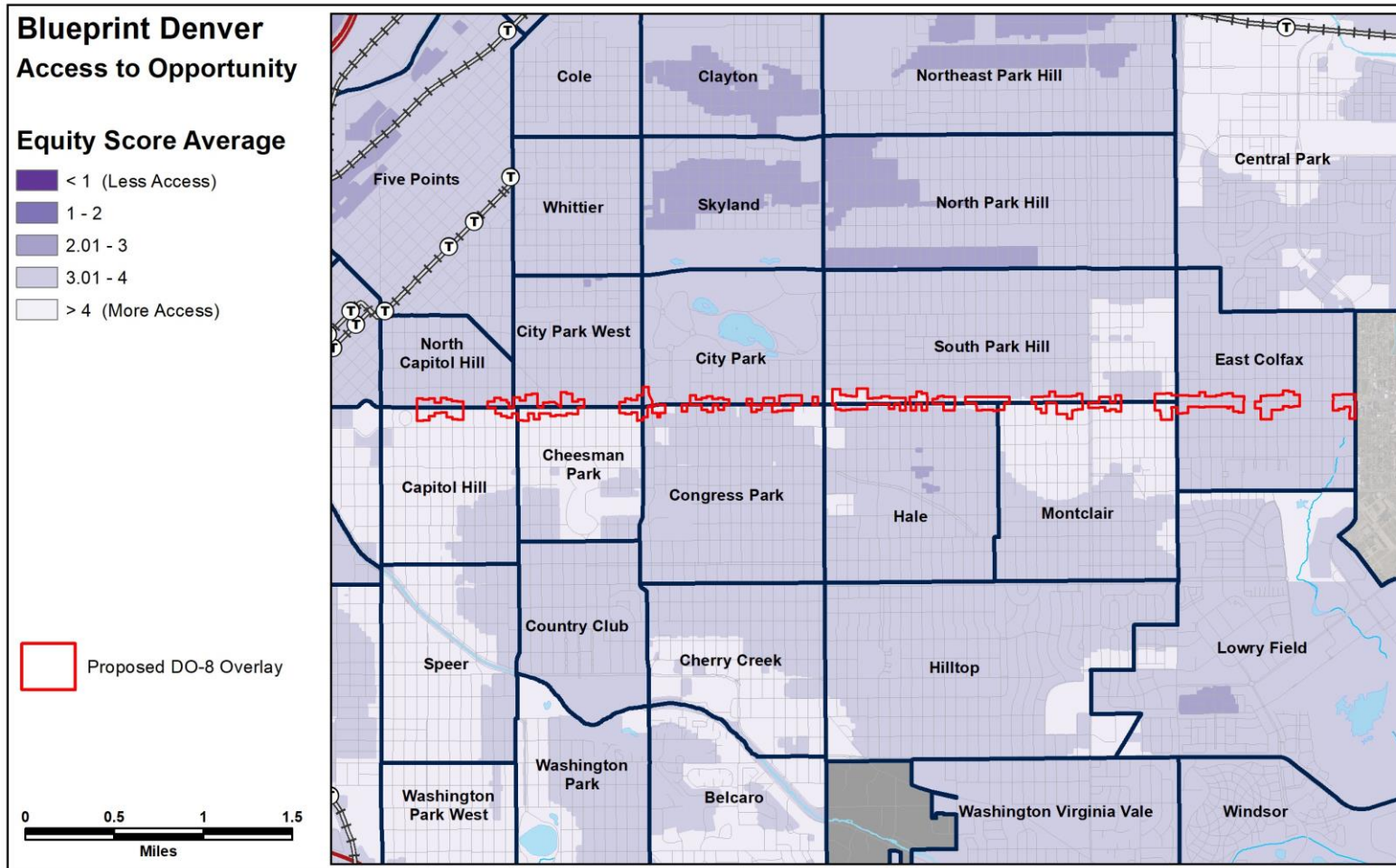
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

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



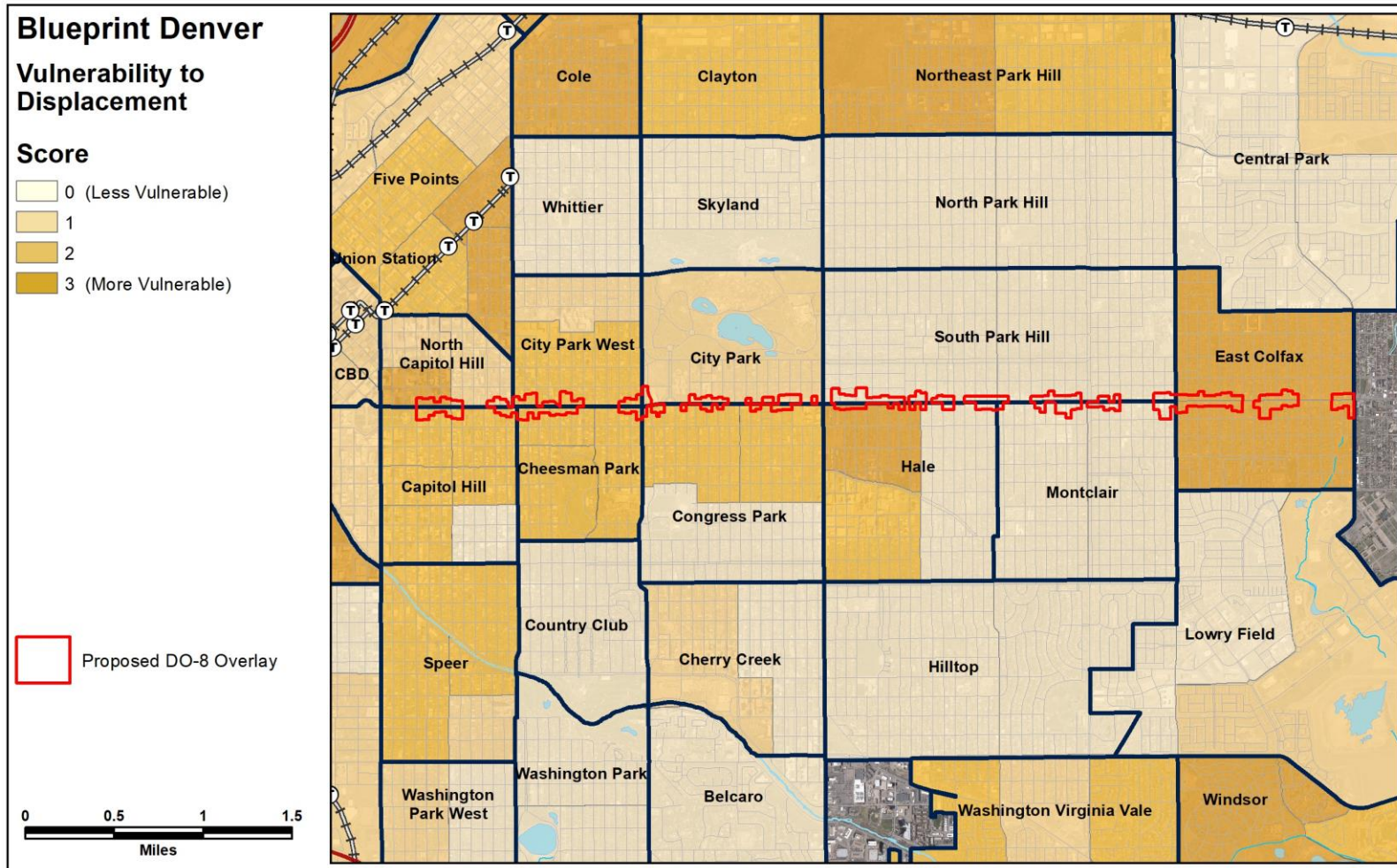
Blueprint Denver – Equity Analysis



Access to Opportunity

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

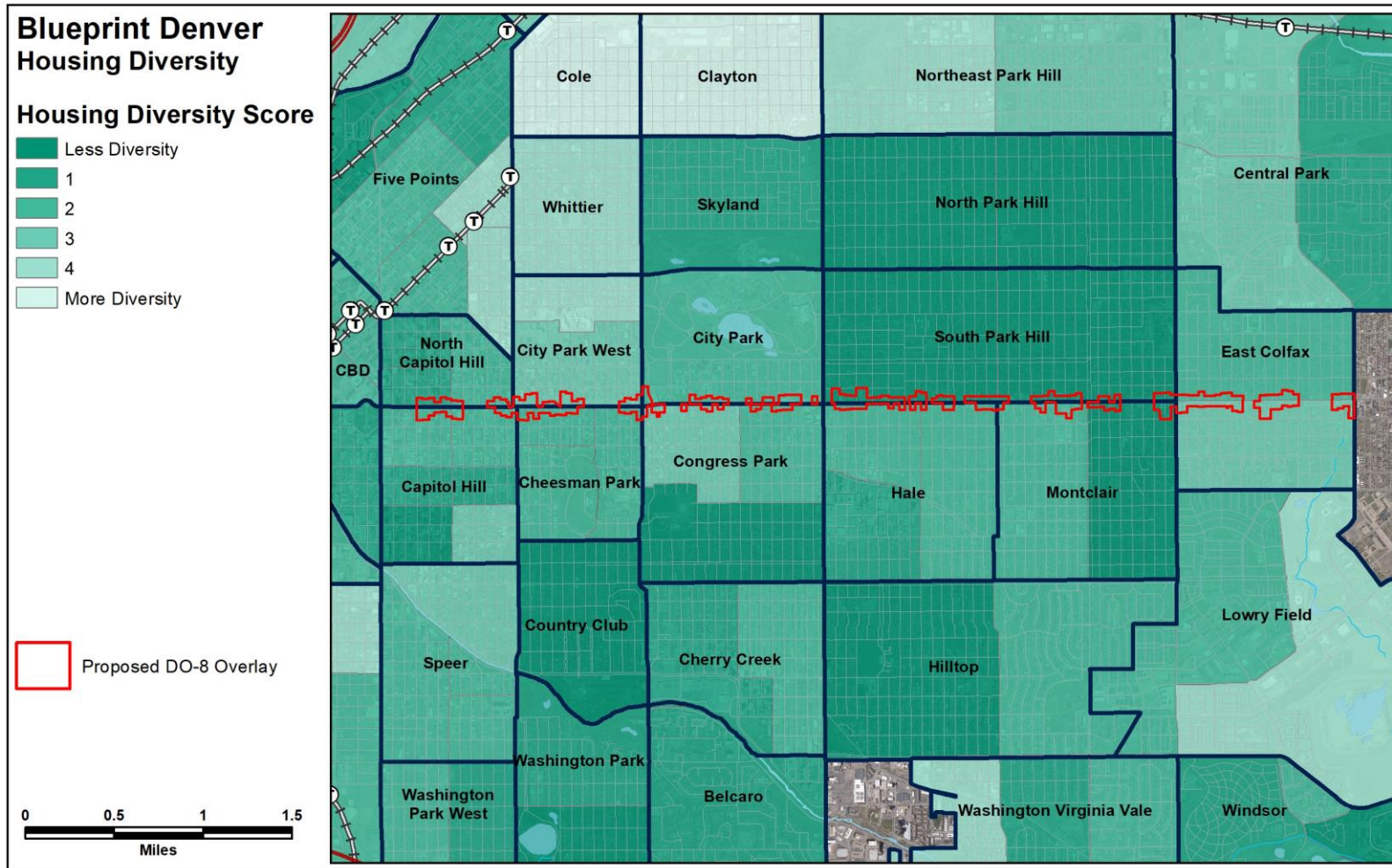
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- West of Colorado and East Colfax are generally more vulnerable

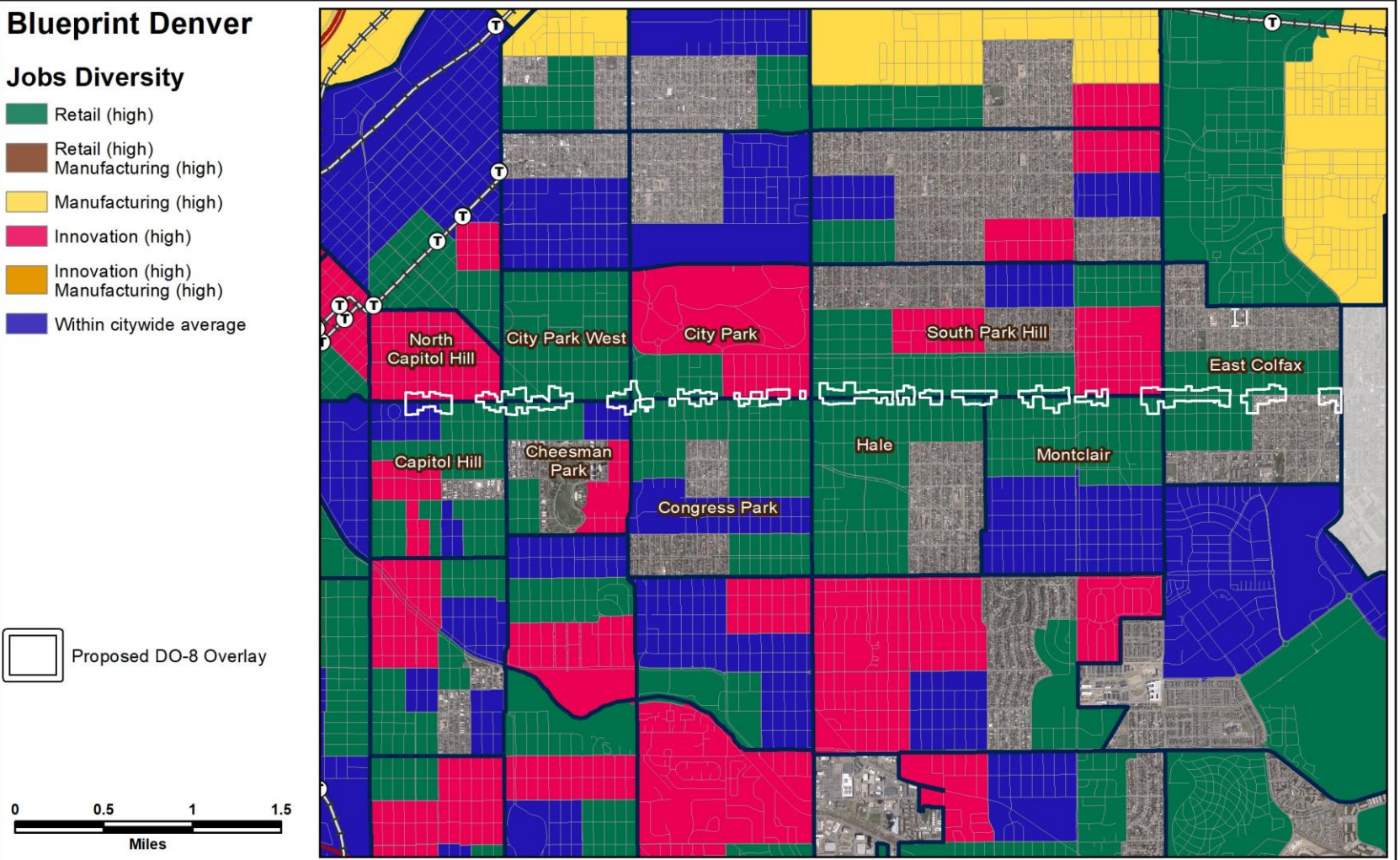
Blueprint Denver – Equity Analysis



Expanding Housing Diversity

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

Blueprint Denver – Equity Analysis



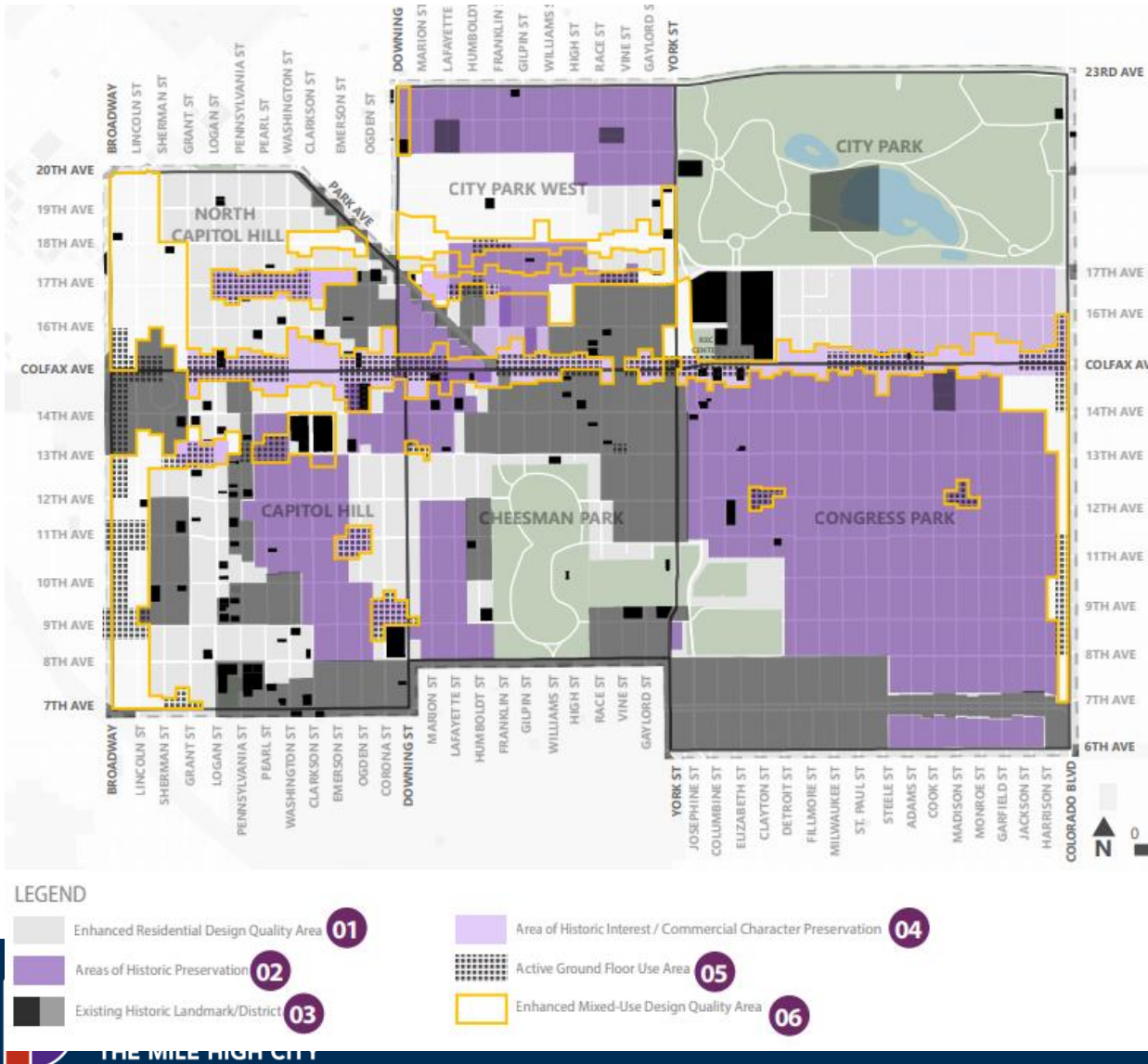
Expanding Jobs Diversity

- Mostly retail jobs

Blueprint Denver 2019

- 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



Applies to properties from Grant St. to Colorado Blvd.

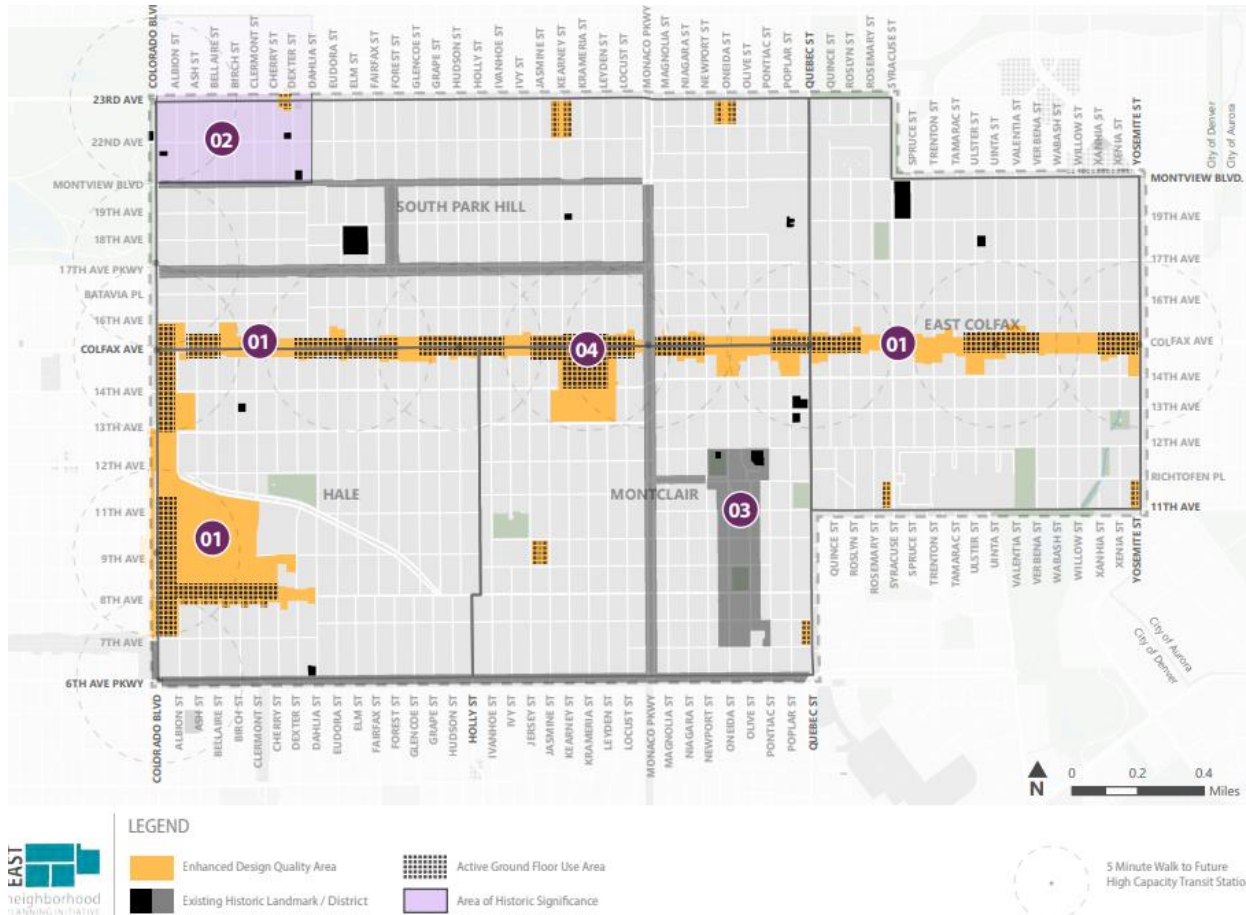
- Designates specific areas for active ground floor uses
 - Areas include pedestrian-friendly neighborhood destination – historic streetcar stops or areas directly adjacent to a transit station

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 pedestrian-friendly 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

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