



# Colfax D0-8

Request: Main Street district to include the D0-8

Date: 12.11.2023

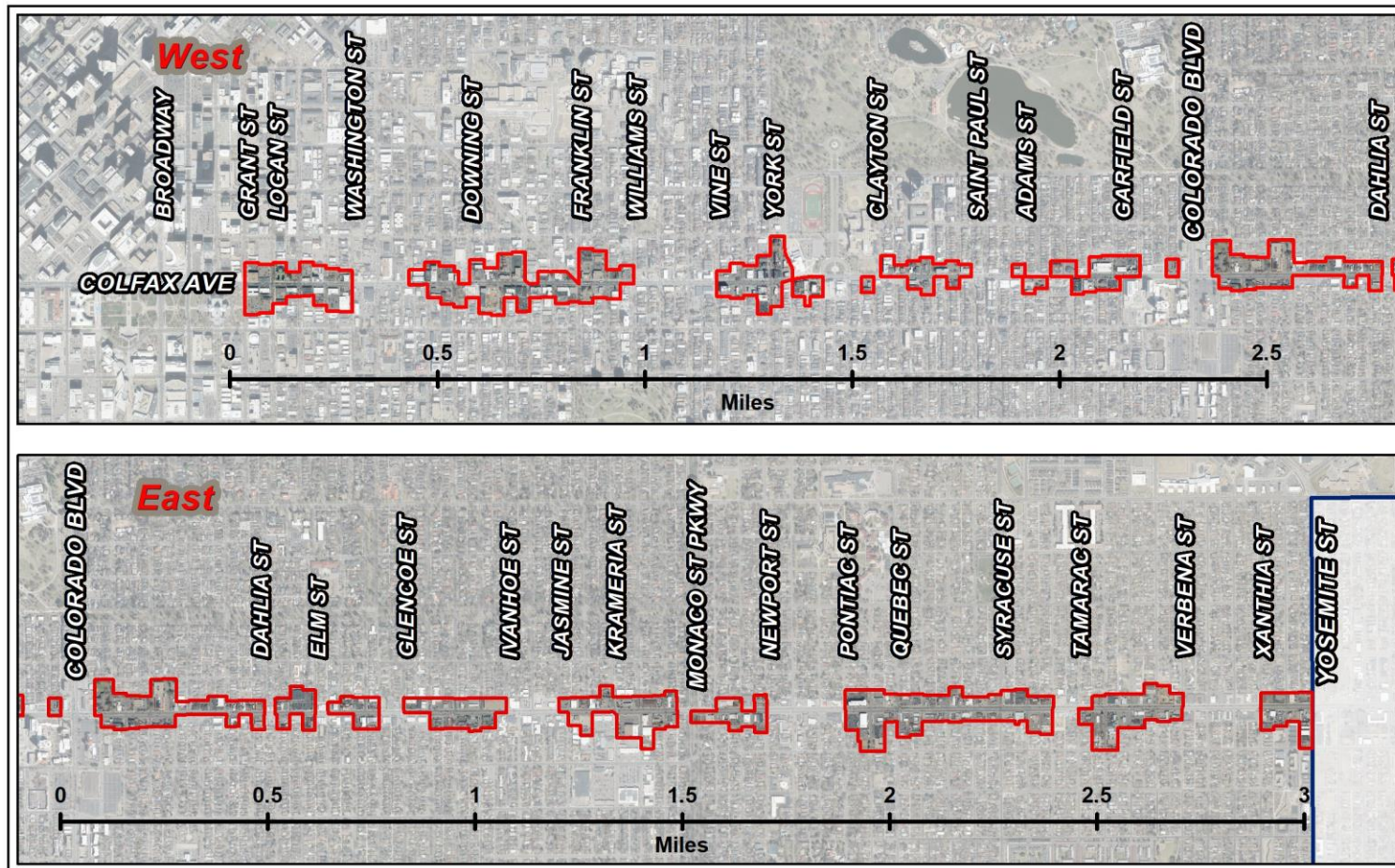
Presenter: Libbie Glick

# 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

# Presentation Agenda

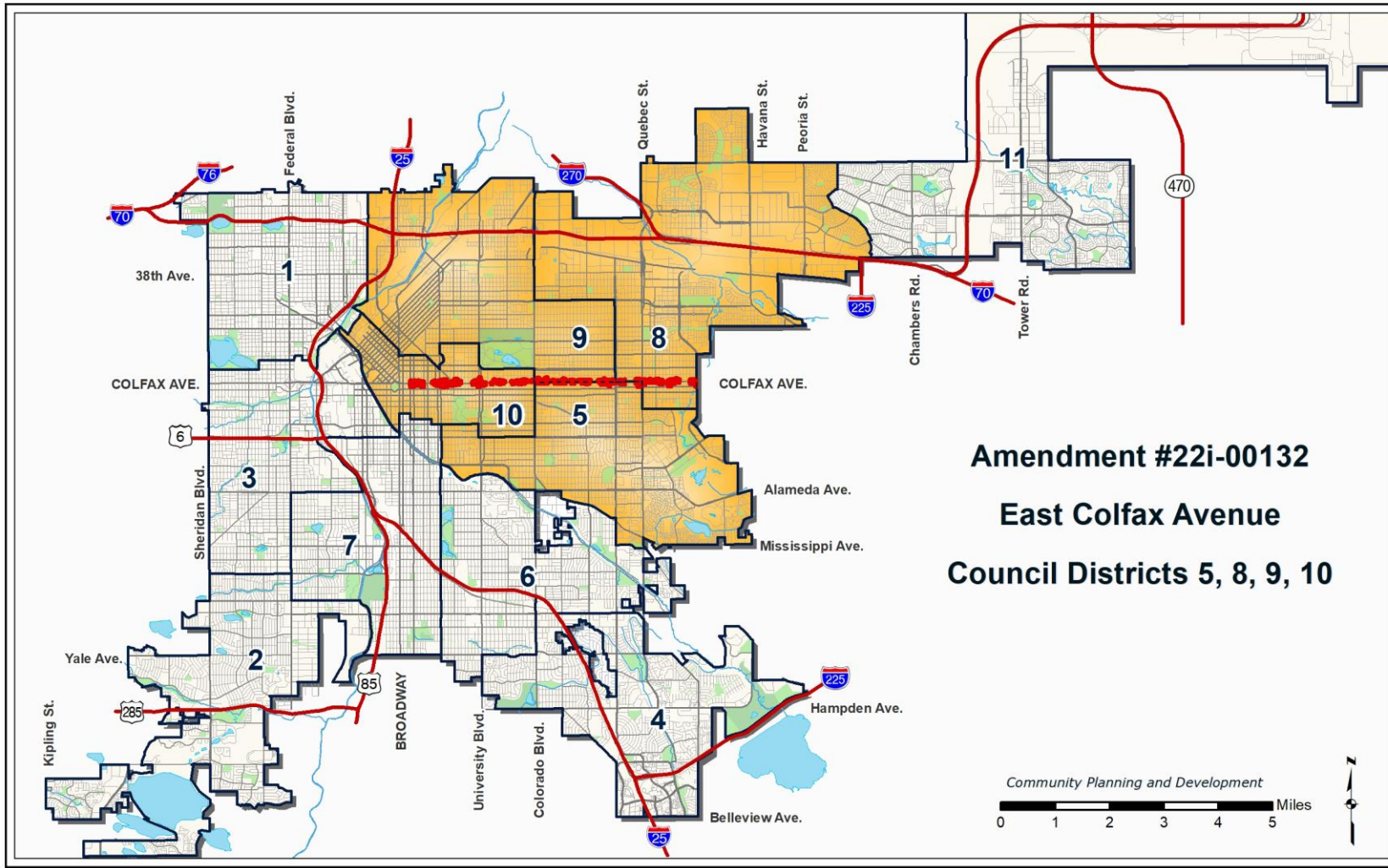
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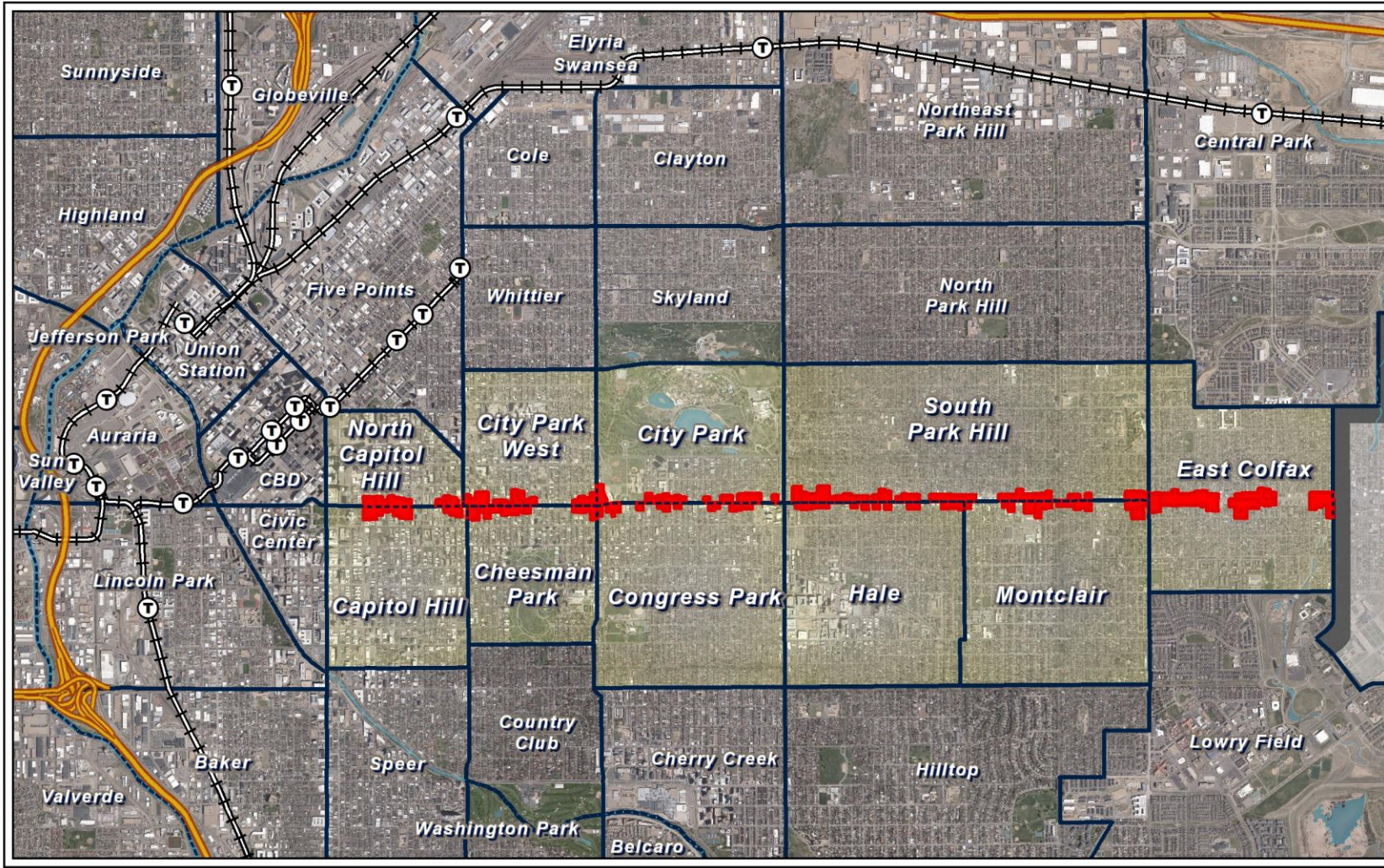
# Council Districts 5, 8, 9, 10

Councilmembers Sawyer and Hinds are sponsoring this rezoning





# Statistical Neighborhood

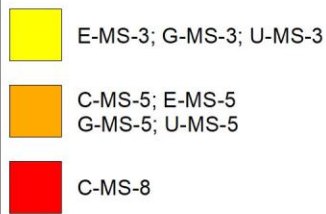


North Capitol Hill  
Capitol Hill  
City Park West  
Cheesman Park  
City Park  
Congress Park  
South Park Hill  
Hale  
Montclair  
East Colfax

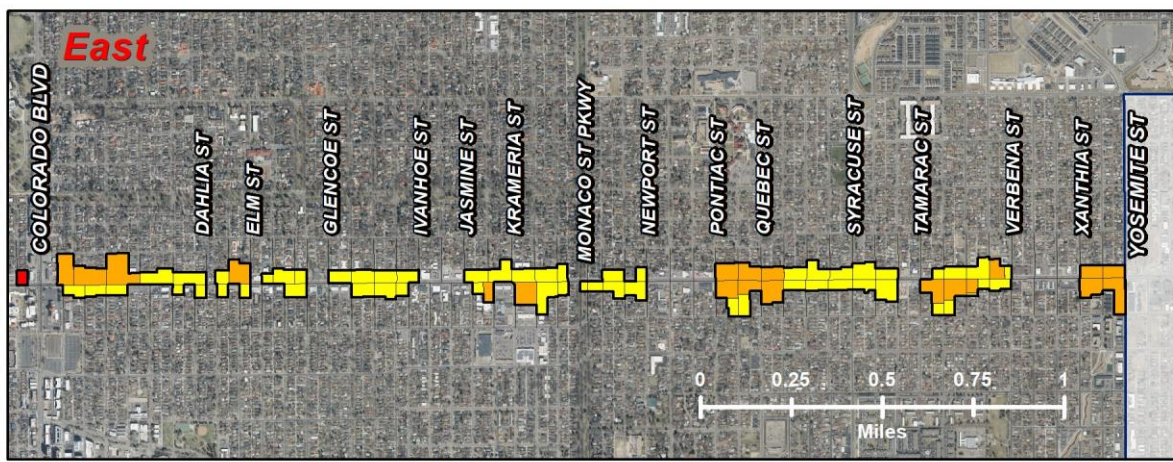
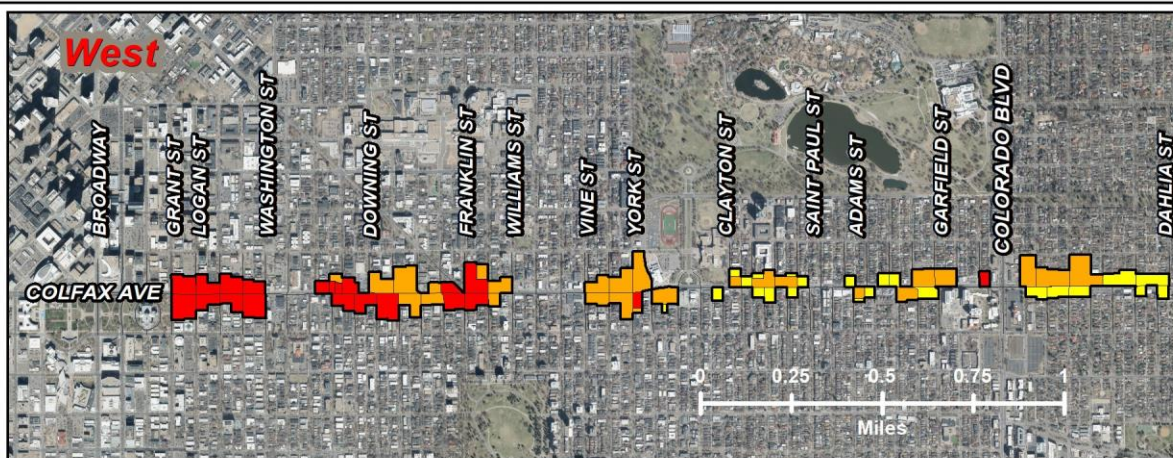


# Existing Zoning

## 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



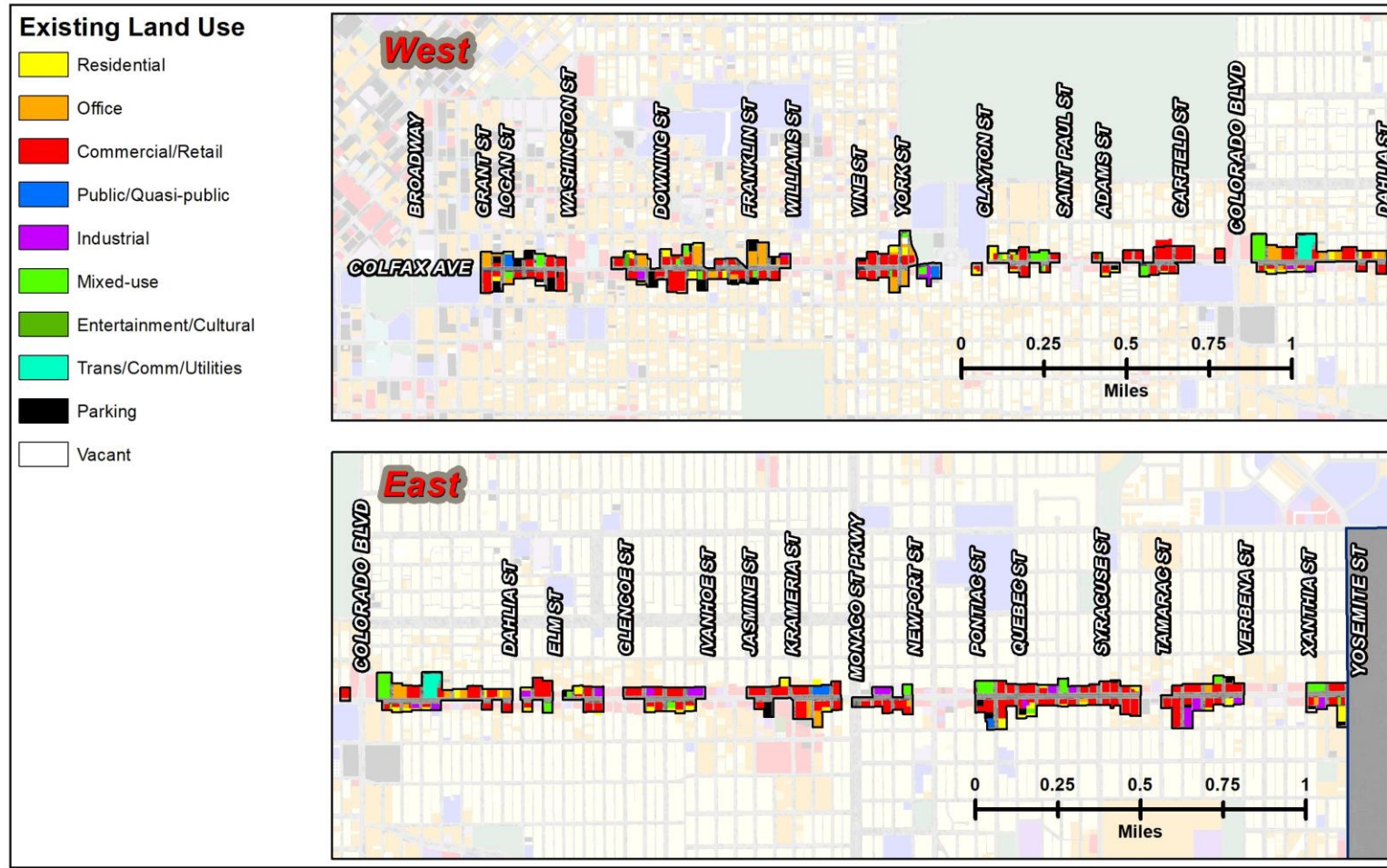
- Cathedral of the Immaculate Conception
- Ogden Theater
- The Colonnade Building
- Hamilton Apartment Building
- Austin Building
- Fifth Church of Christ Scientist
- Bluebird Theater
- Wyman Historic District
- Park Historic District

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





# Existing Context – Land Use

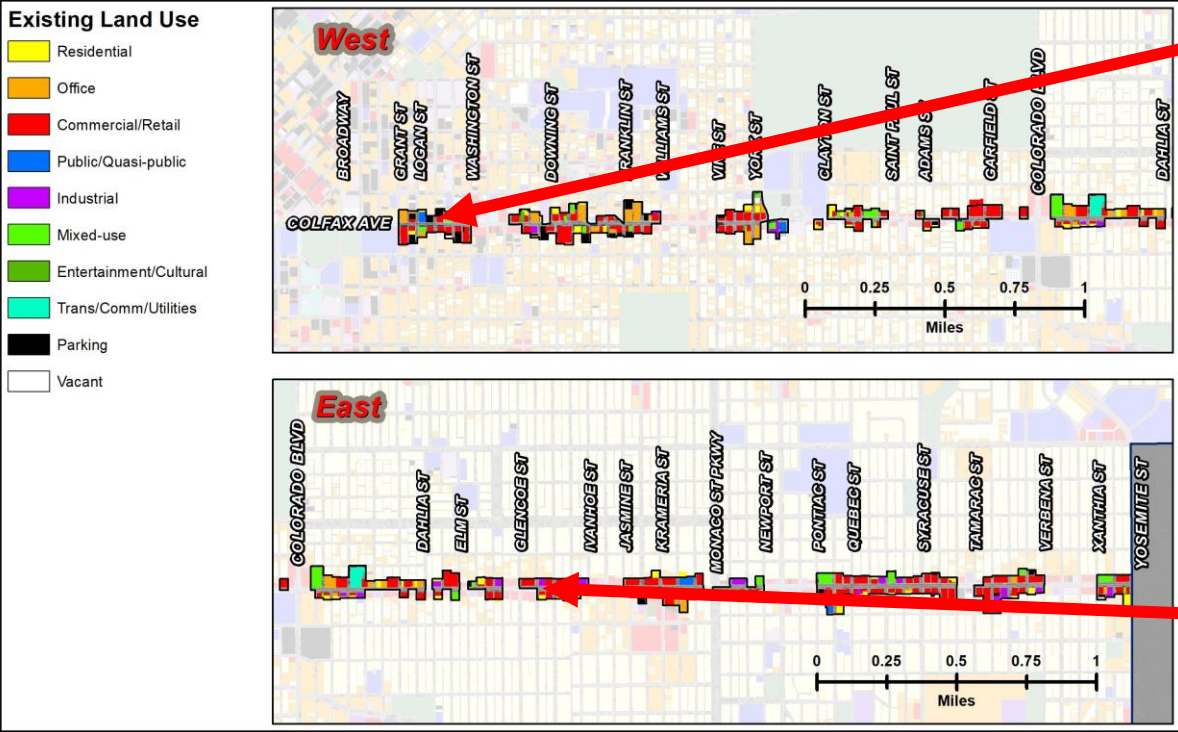


## Variety of Existing Uses

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

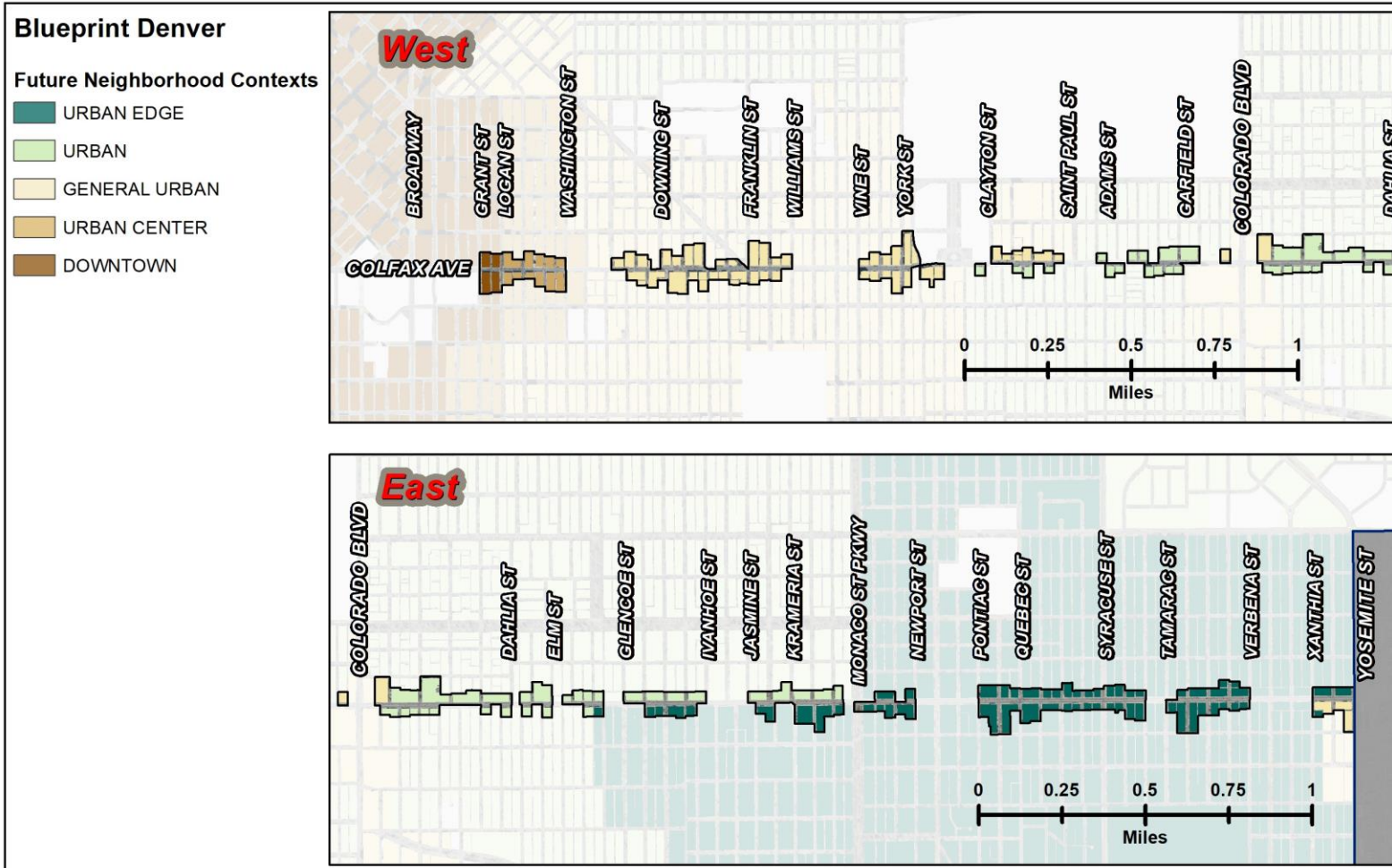
## 1. Consistency with Adopted Plans

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

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

# 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

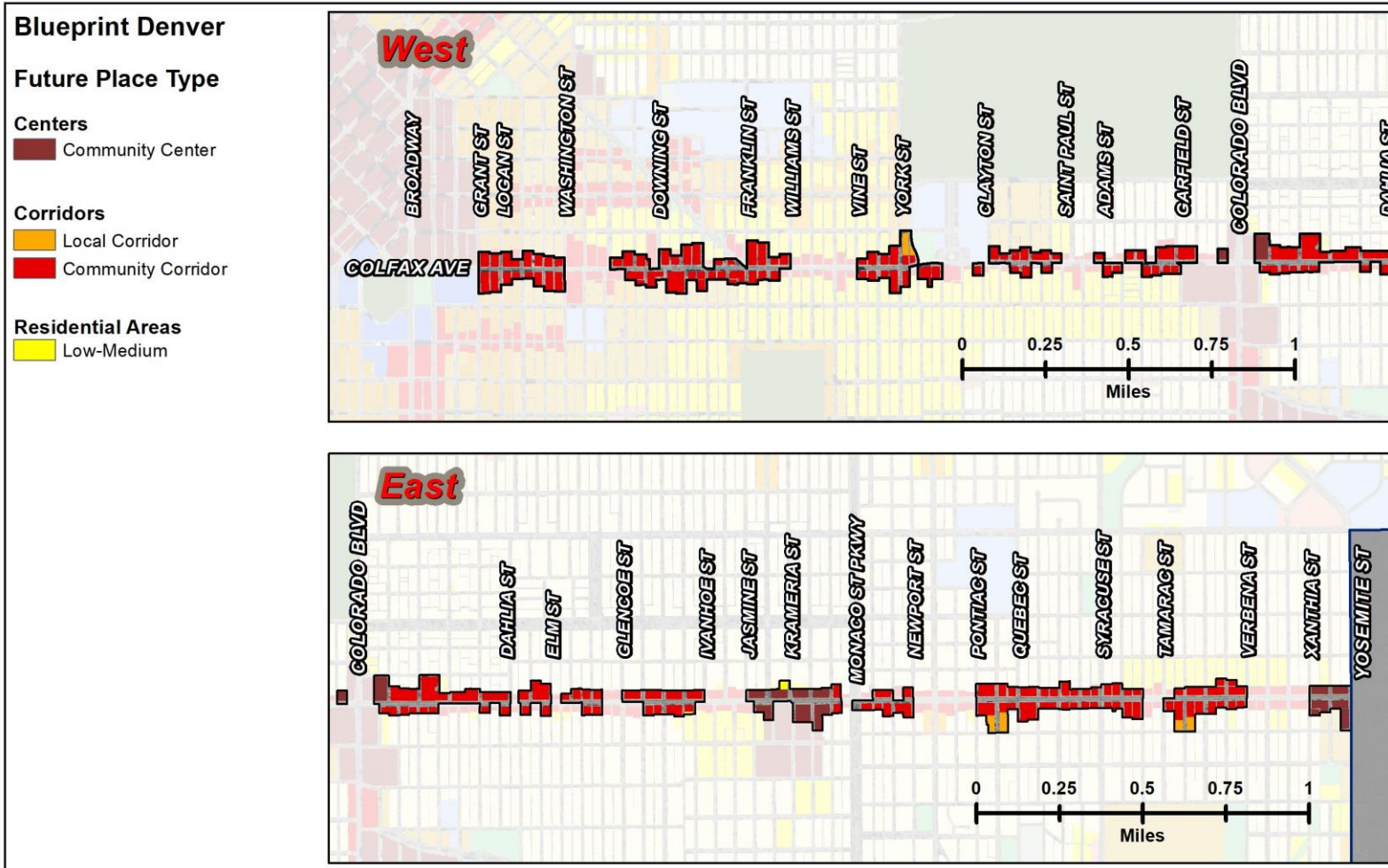
- Access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood

## 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.

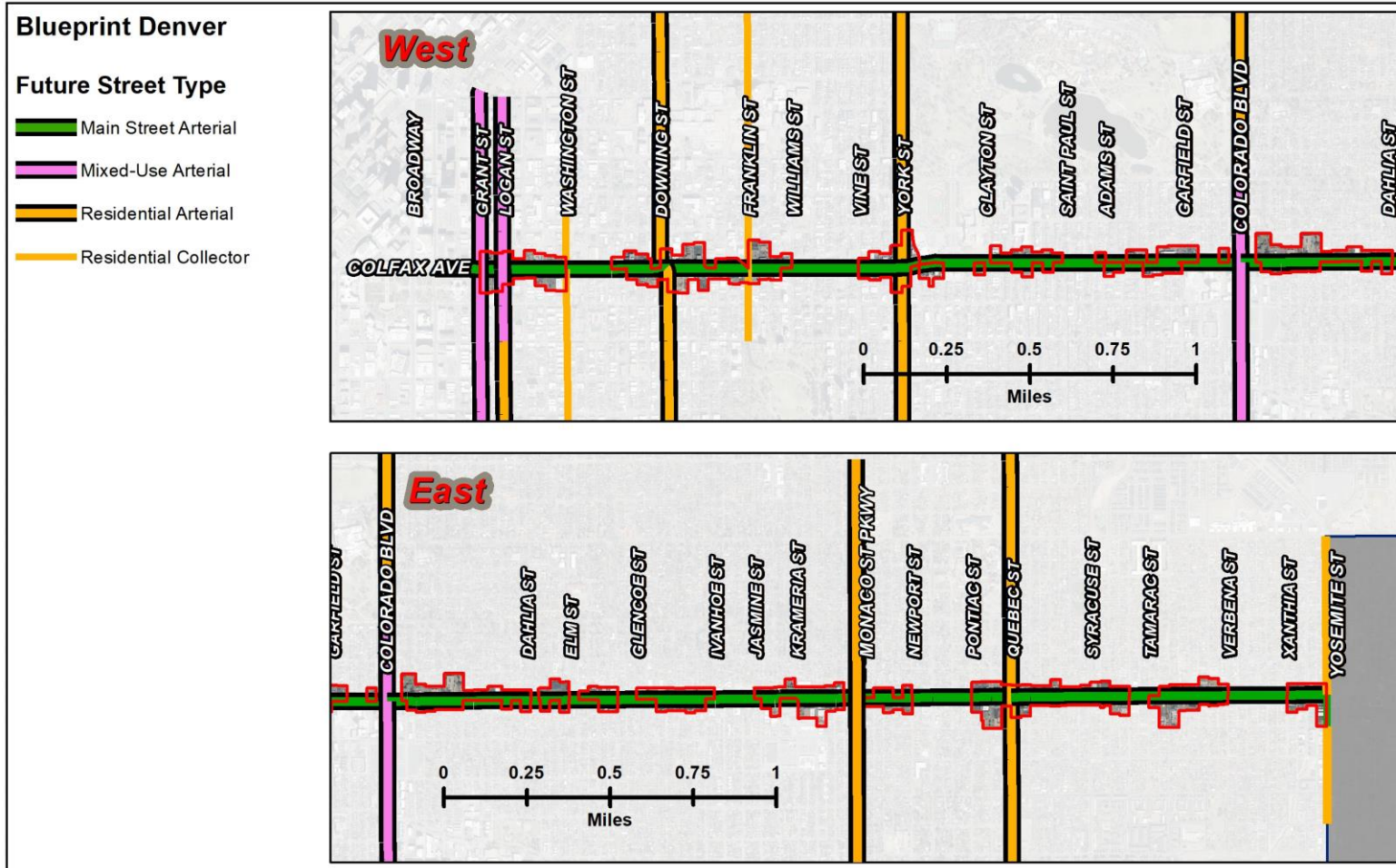
## Community and Local Corridor

- 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

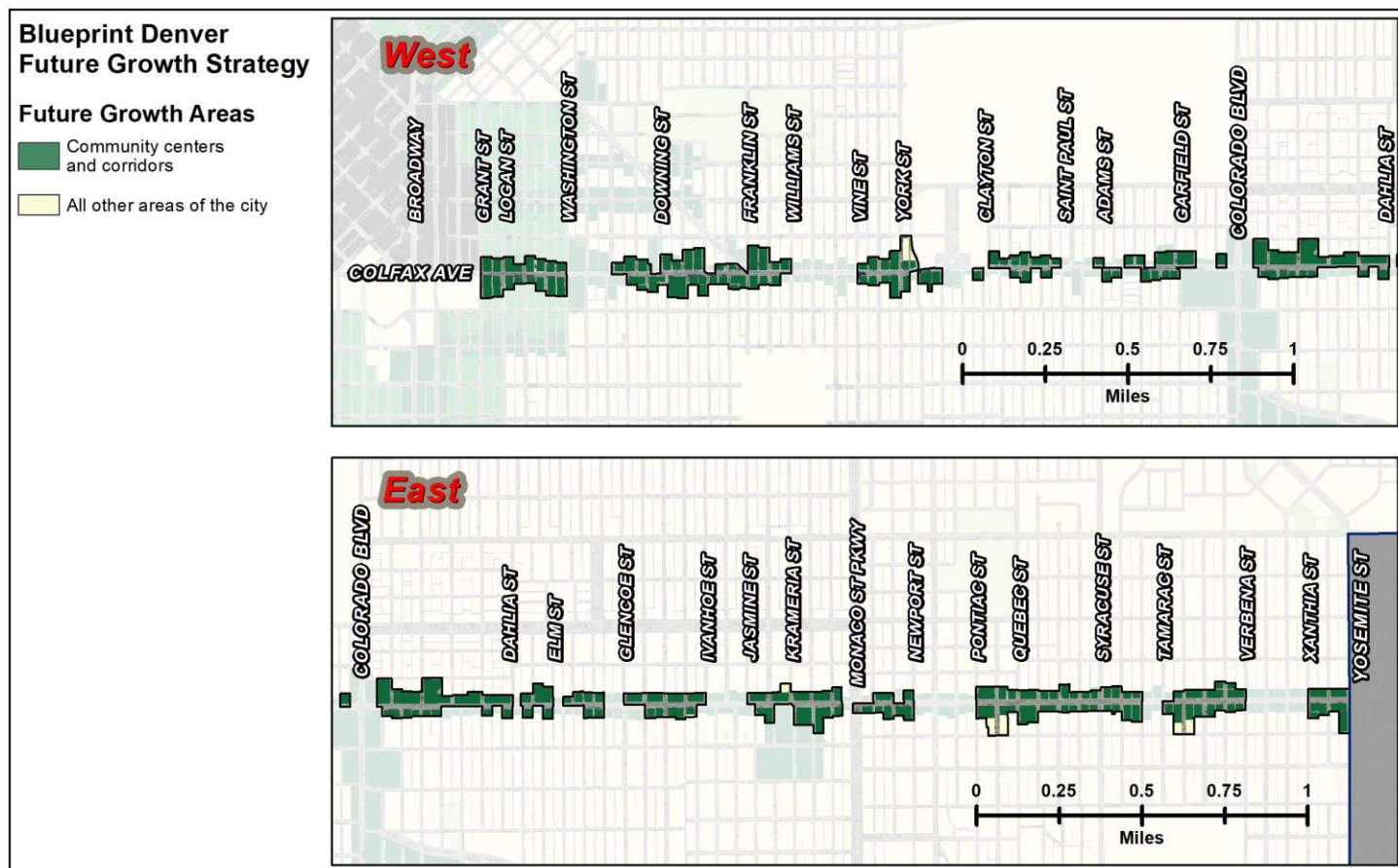
## Residential Collector (Washington, Franklin, Yosemite)

## 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.

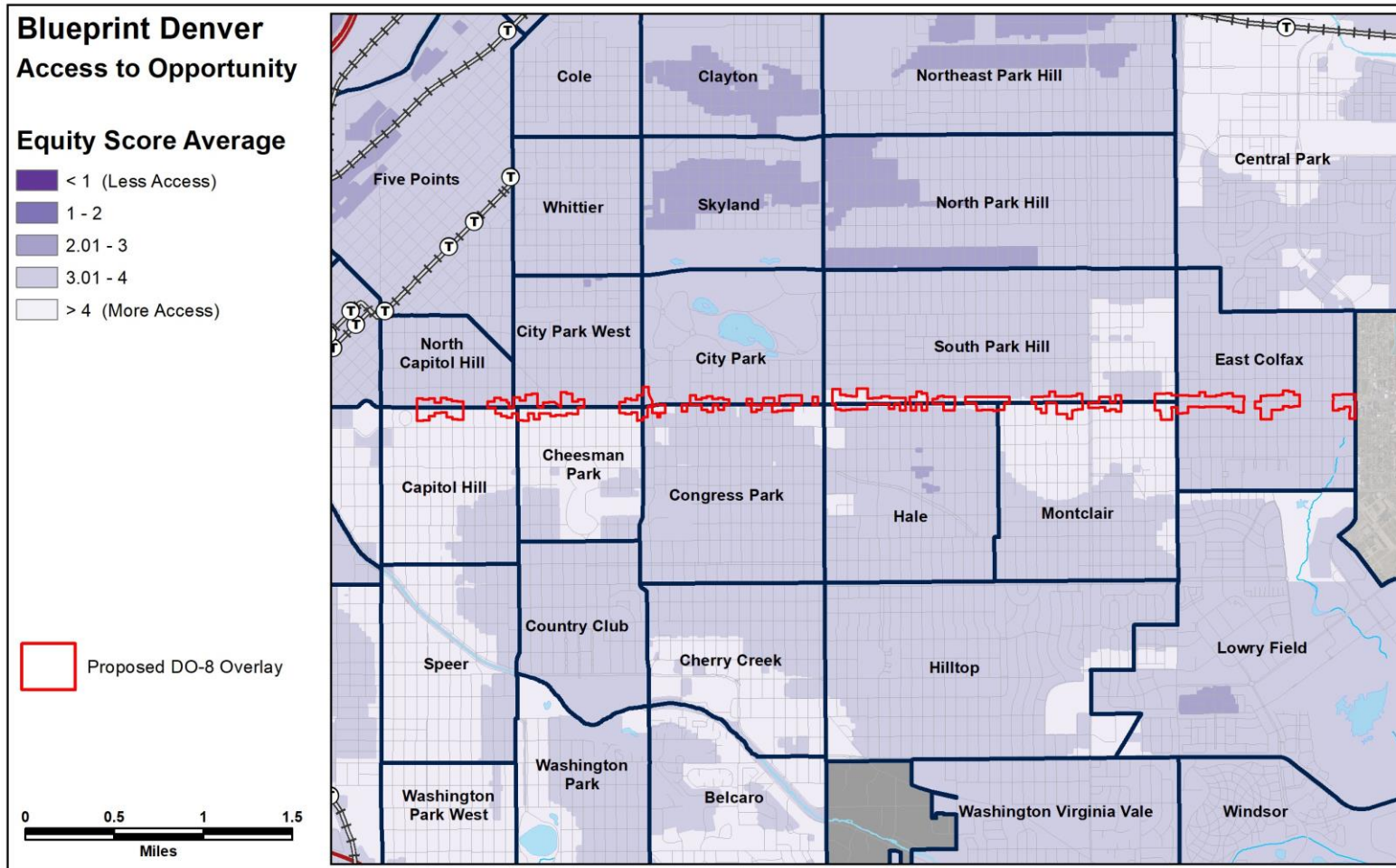
# Blueprint Denver – Equity Analysis

## 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

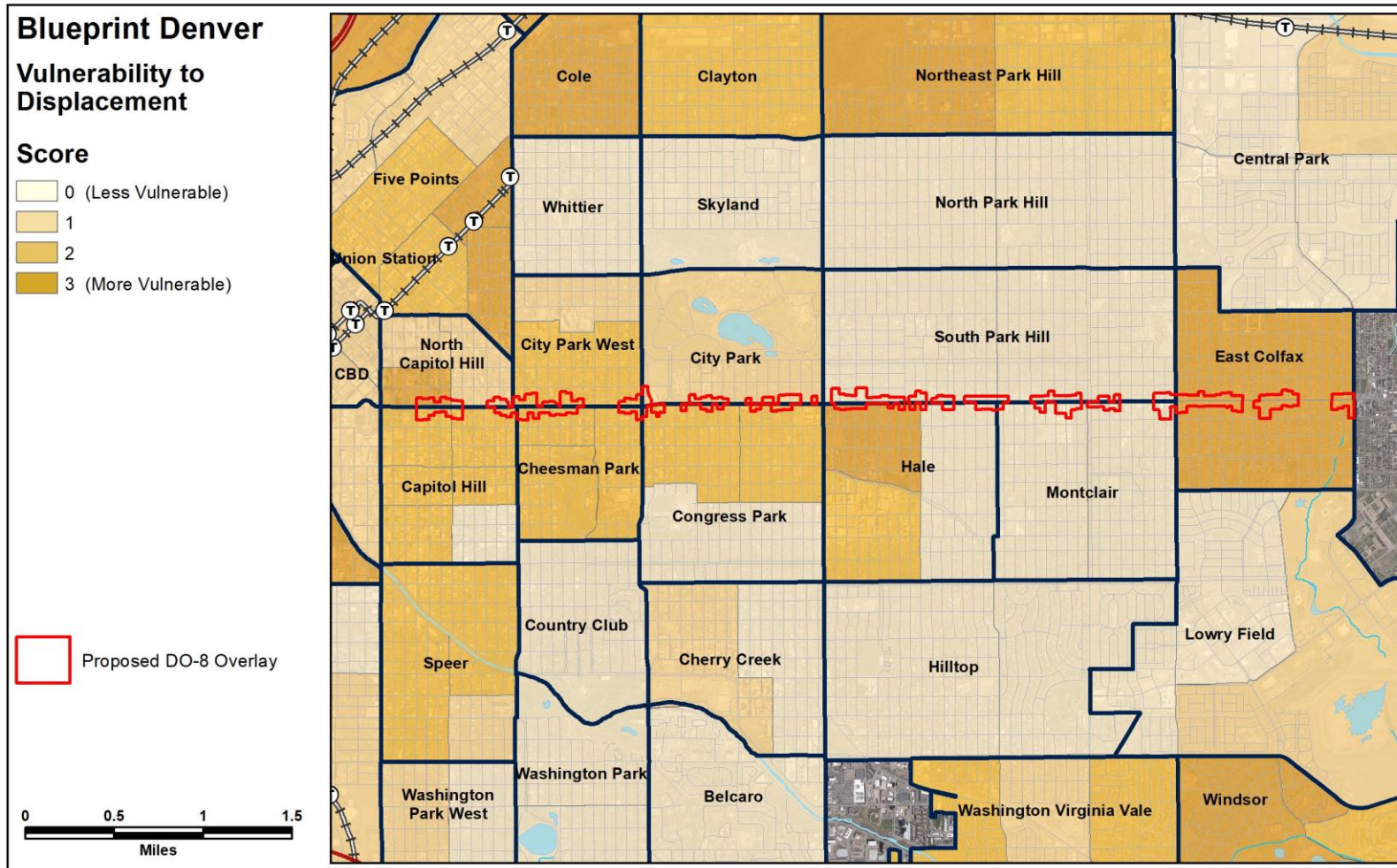


## Access to Opportunity

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



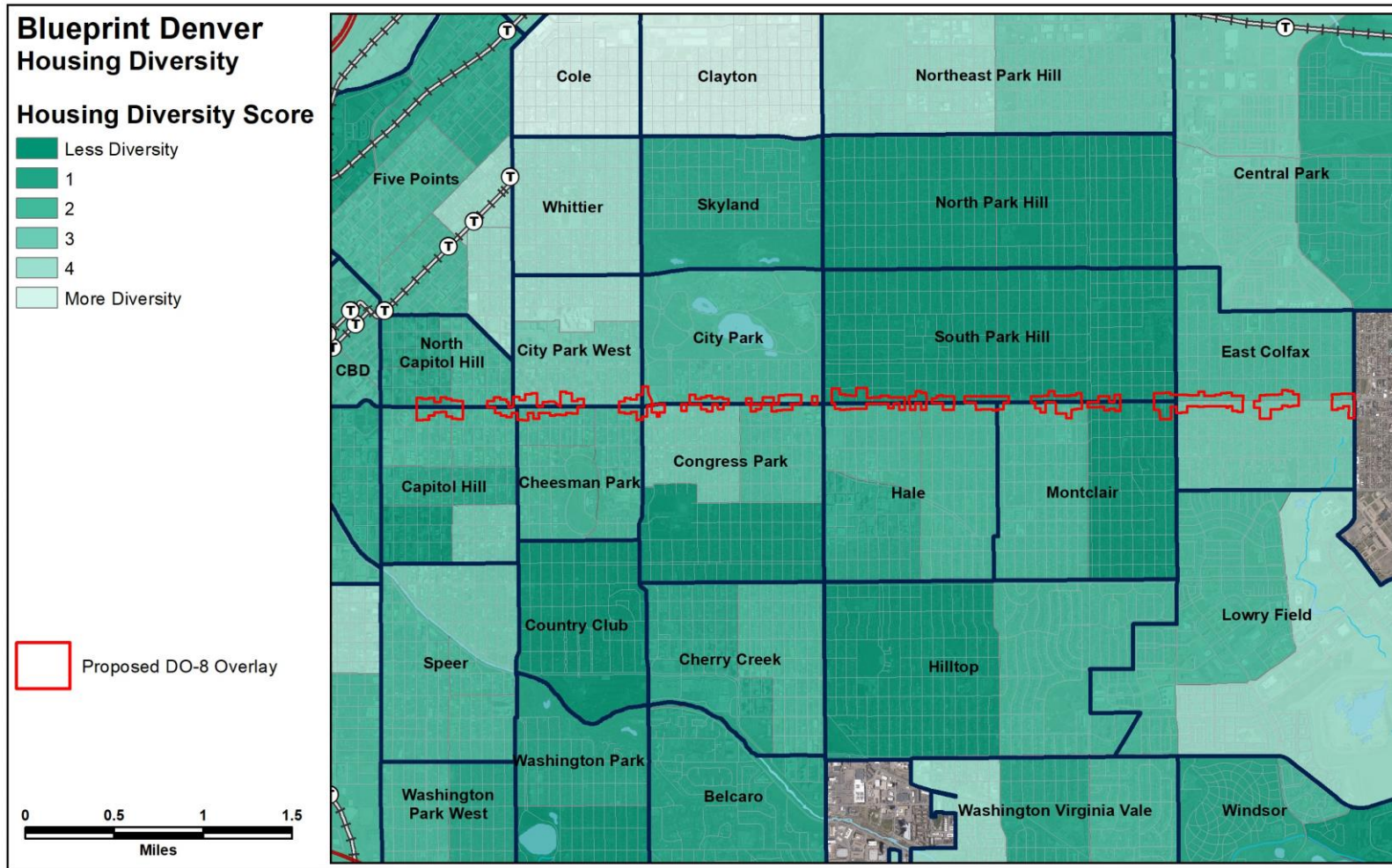
# Blueprint Denver – Equity Analysis



## Vulnerability to Involuntary Displacement

- West of Colorado and East Colfax are generally more vulnerable

# Blueprint Denver – Equity Analysis

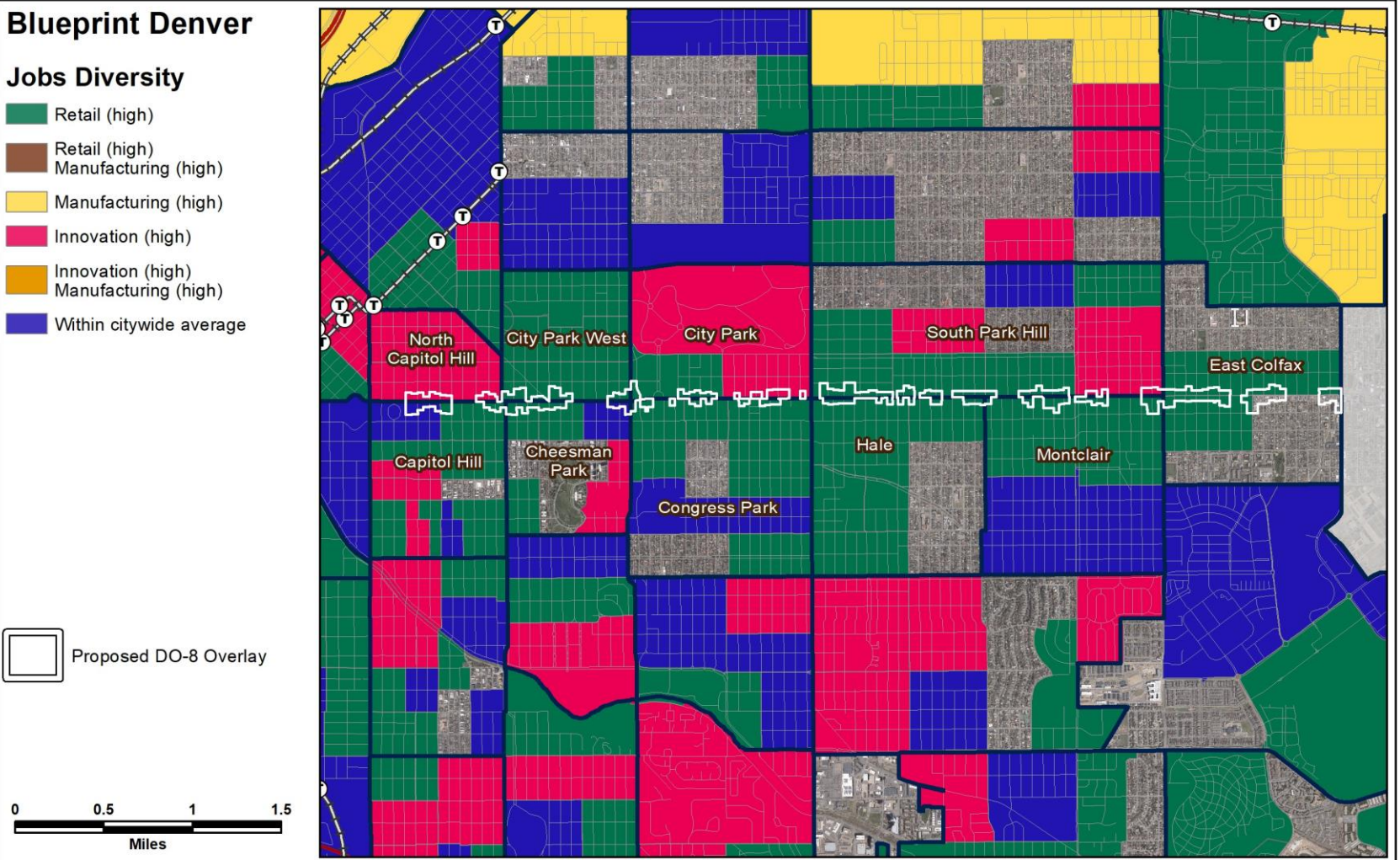


## Expanding Housing Diversity

- 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

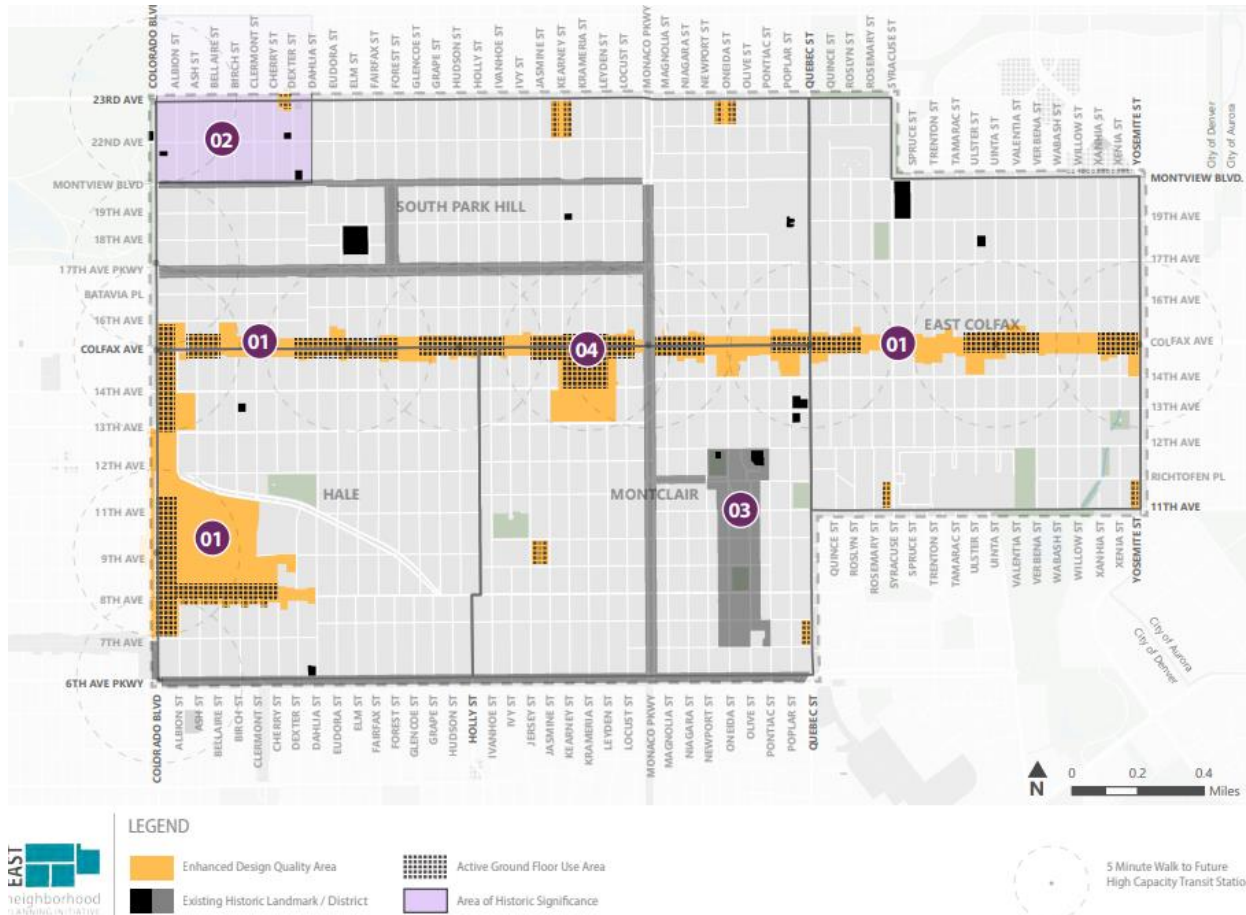
# East Central Area Plan

## 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