

Large Development Review

Agenda



Background information on large development review then and now



LDR in Action:
Marina Square
Feedback from ERRC Roundtable, Planning Board



Continue the conversation with you about LDR

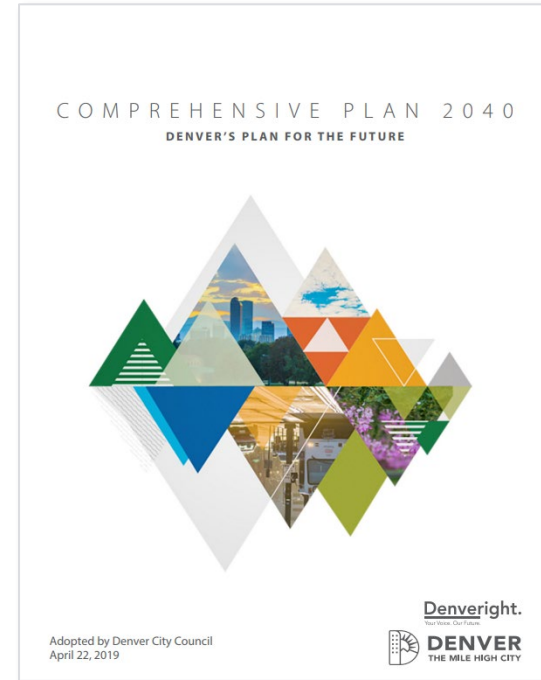
Large Development Review

Why is LDR Needed?

What is a Large Project?

LDR helps implement citywide plans

- Implements vision of Comprehensive Plan and Blueprint Denver:
 - Integrated land use and transportation
 - Complete neighborhoods
 - Coordinated large development
- Blueprint Denver specifically calls for the coordinated development of large sites to ensure new development integrates with surroundings and to understand community impacts (p. 87)



LDR aims to serve communities and applicants

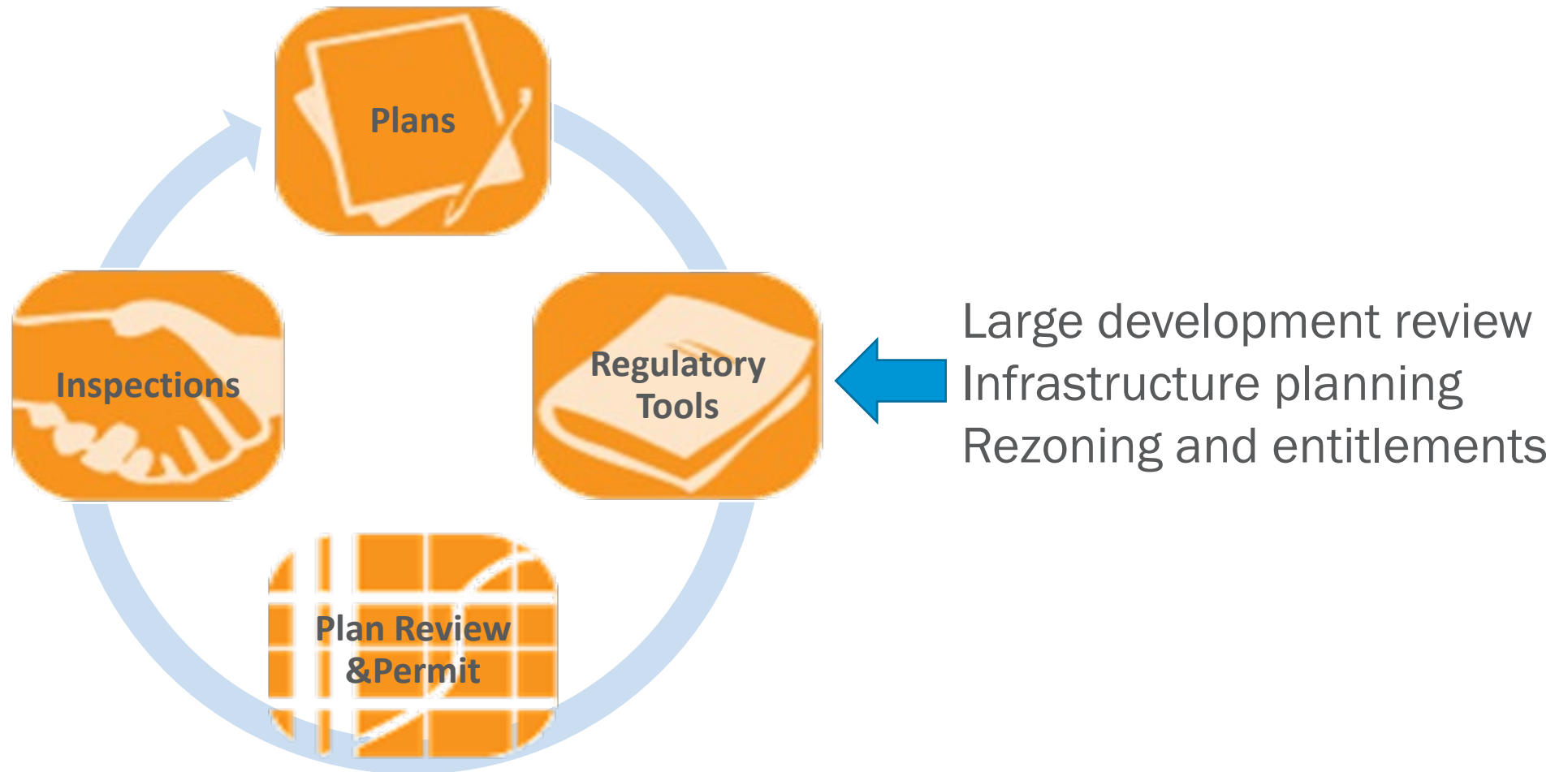


Ensure large sites are provided clear and early direction on how they are expected to meet priorities important to Denver's neighborhoods, including coordinated infrastructure improvements, open space, and design



Save time over the life of the project by tailoring city requirements to project scope and complexity

LDR is a regulatory tool



Rezoning and the entitlement process



Pre-LDR process and outcomes



General Development Plan (GDP) was an outdated process

Tried to accomplish planning/visioning and implementation in the same tool

Not consistently used on similar project types

Resulted in varying outcomes

Inflexible to accommodate changes over time



Lack of dedicated staff resources

City's multiple-agency work teams were not set up to accommodate higher level of coordination, resources – disruptive to daily workload and routine customers

Updates and involvement with Mayor's Office and Executives infrequent

First point of contact was often at technical staff level

LDR today

Early meeting to facilitate information sharing and community input



Predictable review process = good customer service



We as a city care how we grow: plans and visions



Coordinated multiagency review before big \$\$ spent



Framework for next steps, project infrastructure from roads to zoning



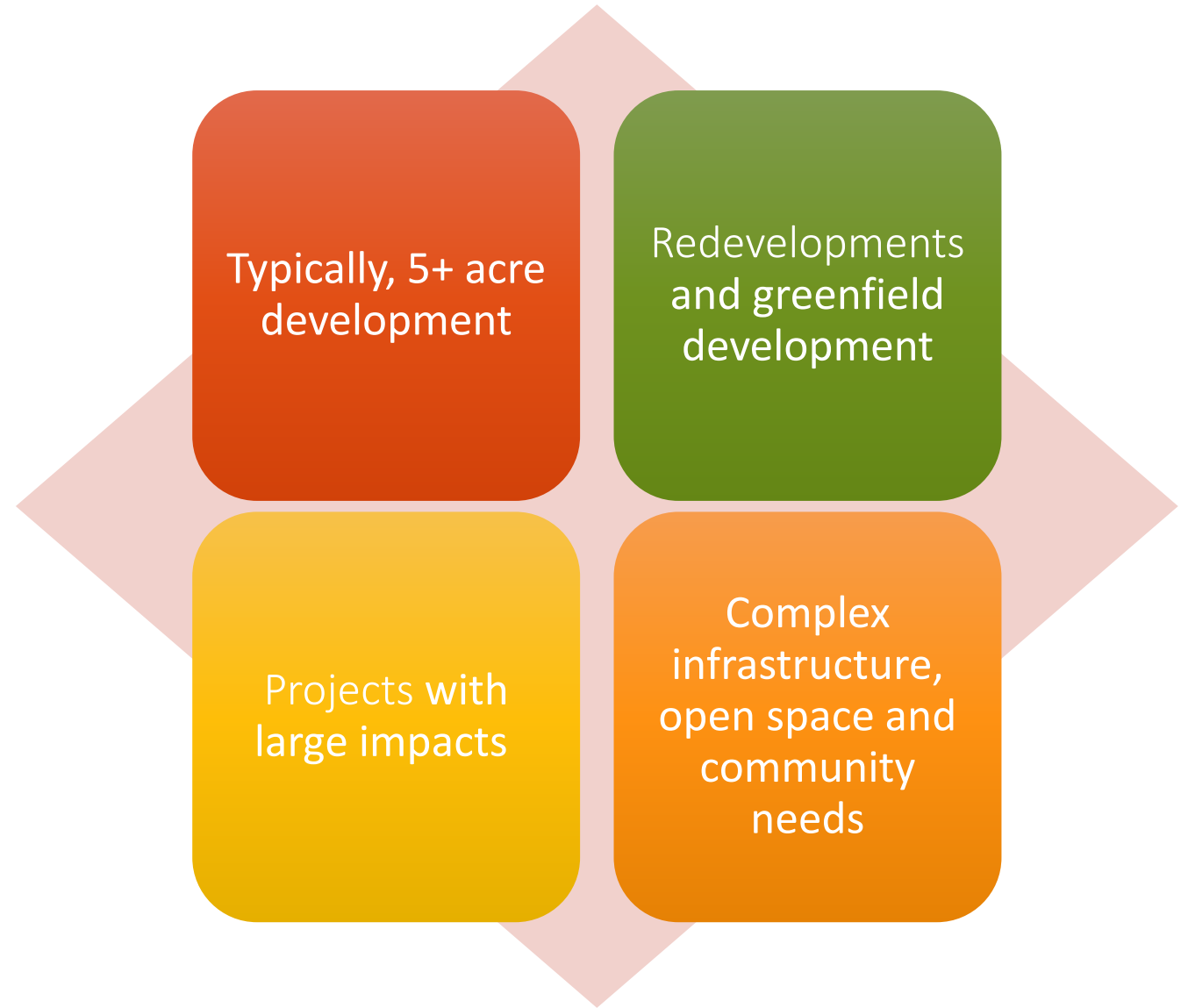
Dedicated review team from cradle to completion



Tangible community benefits assessed together



What constitutes a large project?



Tools identified in Frameworks

- Area/Neighborhood Plan
- Rezoning
- Infrastructure Master Plan
- Mobility Study
- Wastewater Studies
- Design Guidelines

Table 1: Required Applications

| Application Type | Prerequisite Application(s) | Approval Authority | Final Action Sequencing |
|---|--|------------------------------|---|
| Regulatory Applications and Agreements | | | |
| Rezoning | LDR | City Council | Rezoning and IMP may be completed concurrently, with IMP informed by proposed zone district; IMP may be approved prior to or concurrent with Rezoning |
| Infrastructure Master Plan (Including Mobility Study) | LDR | Development Review Committee | Final action approval by the Development Review Committee |
| Optional Development Agreement | IMP and SDP | Development Review Committee | Final executed agreement to be approved prior to and conditioned upon a successful rezoning |
| Horizontal Infrastructure Applications | | | |
| Subdivision | All Initial Regulatory Applications | City Council | After all initial regulatory application final action |
| Stormwater Construction Plan(s) | Subdivision | DOTI | After Subdivision |
| Sanitary Sewer Construction Plan(s) | Subdivision | DOTI | After Subdivision |
| Transportation Engineering Plan(s) | Subdivision | DOTI | After Subdivision |
| Horizontal Site Plan(s) may be needed | Concurrent with Transportation Engineering Plan | Development Review Committee | Concurrent with Transportation Engineering Plan |
| Vertical Site Development Applications | | | |
| Site Development Plan | All horizontal infrastructure applications specific to phase | Development Review Committee | After all required horizontal infrastructure applications specific to site |
| Site Specific Engineering Construction Plan(s) for site infrastructure (SSPR, TEP, etc) | Concurrent with Site Development Plan | DOTI | Prior to, or concurrently with Site Development Plan |
| Sewer Use and Drainage Permit(s) | Prior to or concurrent with Building Permit | DOTI | After Site Development Plan approval but prior to Building Permit approval |

Development Review Committee (DRC)

Chief Projects Officer - Mayor's Office
Community Planning and Development
Department of Transportation and Infrastructure
Denver Parks and Recreation
Department of Economic Development and Opportunity
Department of Housing Stability
Denver Fire
Department of Finance
City Attorney's Office
Office of Climate Action, Sustainability and Resiliency
Department of Public Health and the Environment
Denver Public Schools
Denver Water

Meets 3x/month

**Contains workgroup
leadership**

Includes executives

LDR in Action

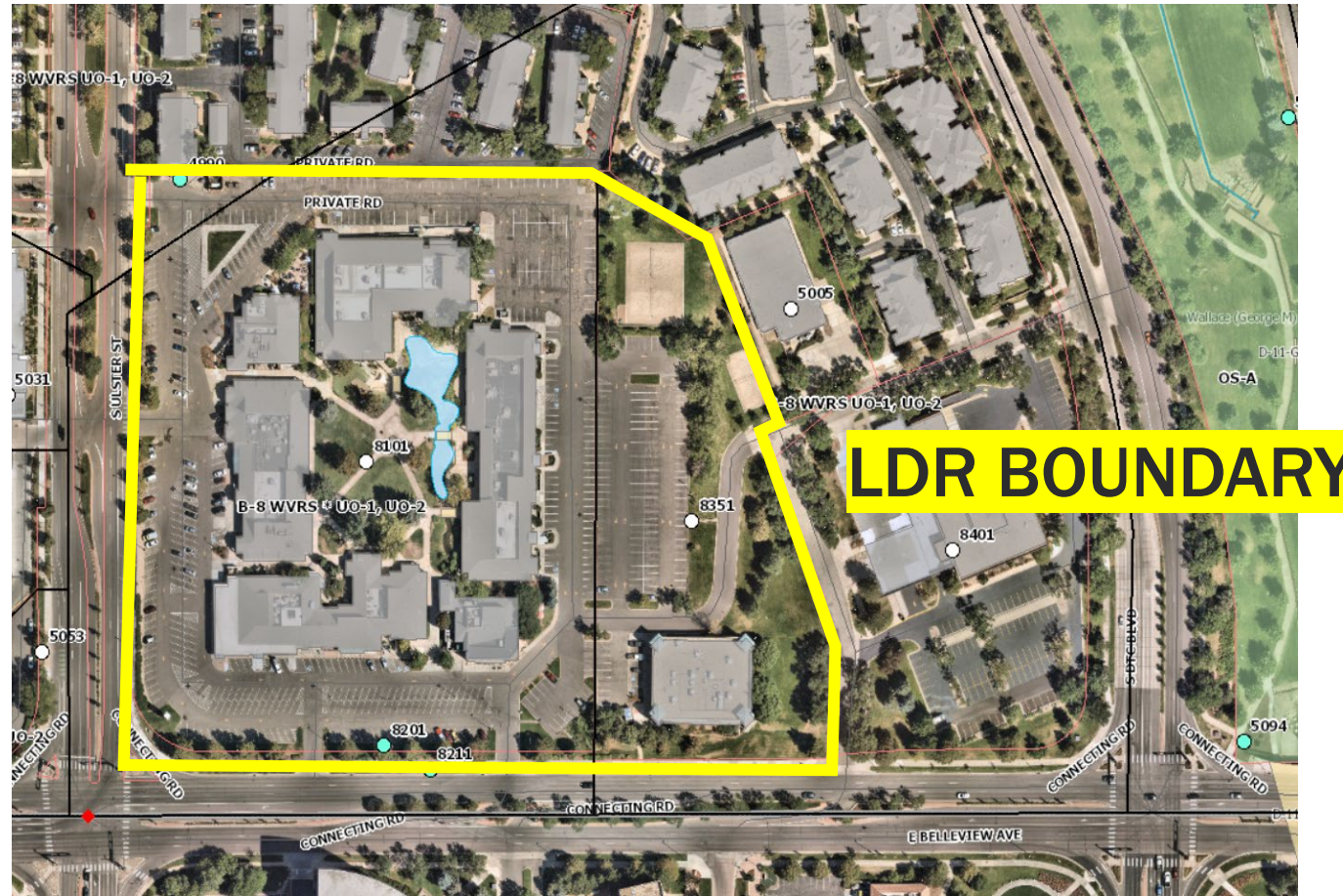
Project Example:
Marina Square

Marina Square – 13 acres in Council District 4 Hampden South Neighborhood



Marina Square

8101 and 8351 E. Bellevue Avenue – 13 acres



Development Concept Summary

- Proposed land use and intensities
- Open space
- Access and permeability
- Development phases

Illustration only





Community Information Meeting Topics for Marina Square

- Retail / commercial tenants
- Types of housing
- Bike and pedestrian connectivity
- Addressing crime
- Traffic and parking

Public website: marinadevelopment.com

Framework Summary

Rezoning

Infrastructure
Master Plan

Design Guidelines
Evaluation

Development
Agreement to fill
the gaps in
regulatory tools

Standard
Development
Applications

Since the LDR process was completed for Marina Square...

- The applicant has a clear course of action:
 - Initiating infrastructure master plan
 - Initiating rezoning
- The development concept has evolved based on community input

Community Feedback

- Accessible community space
- Food access, retail, shopping
- Pedestrian access to and through the site
- Housing type/affordability



LDR in Action

COVID-19 Economic
Relief and Recovery
Council Roundtable

Roundtable Topics

Cadence and timing of the LDR process

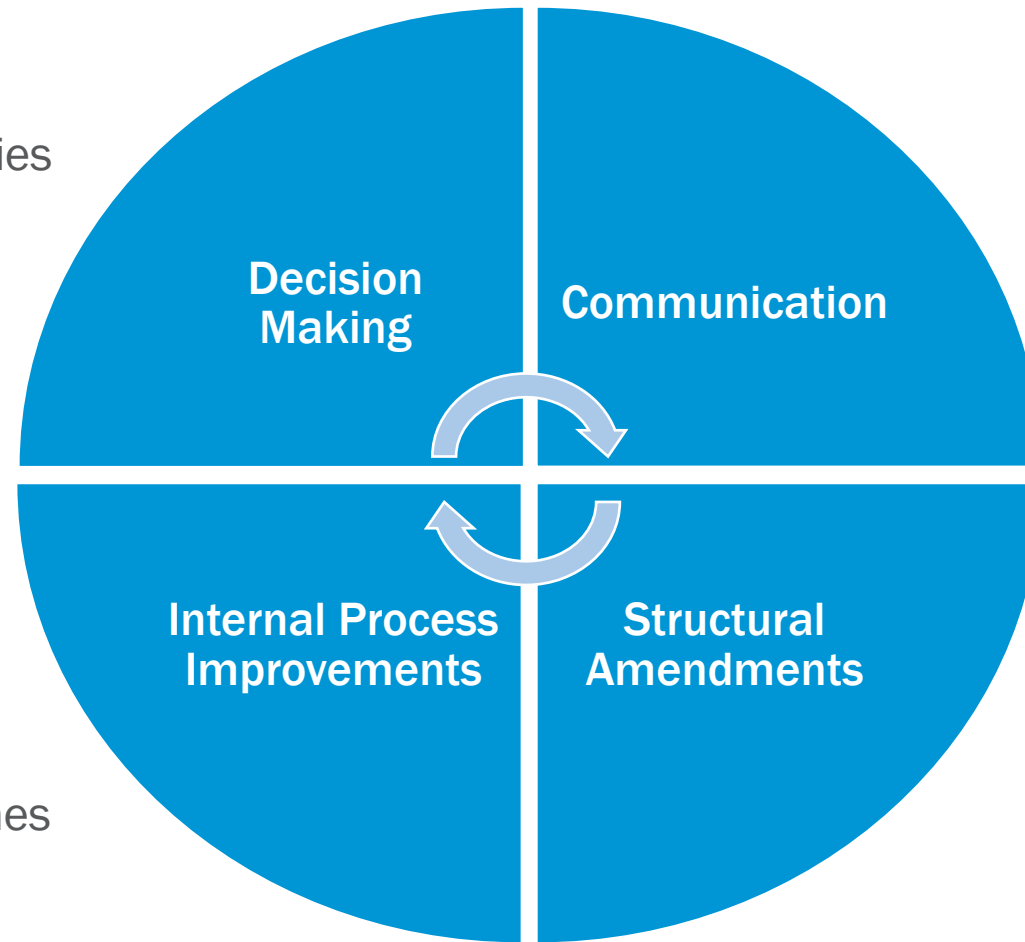
Effectiveness at coordinating outcomes

Value and timing of the community information meeting

Transparency of and interaction with staff and decision-making

Roundtable Feedback Summary

- Transparency
- Unification across agencies
- Feedback loops



- Website
- Internal and external
- Predictable timelines

- Defined DRC review timelines
- Agency alignment

- Community information meeting timing
- LDR triggers
- Framework development (staff with applicant)

LDR in Action

Planning Board
Feedback

Denver Planning Board Feedback Themes

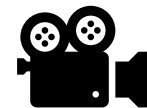
Community Engagement

- Purpose, timing, and feedback for the Community Information Meeting (CIM)
- Ongoing public information after LDR framework is complete

Threshold

- Is 5 acres right?

Framework contents



Watch Planning Board:
[February 17, 2021 Information Item](#)

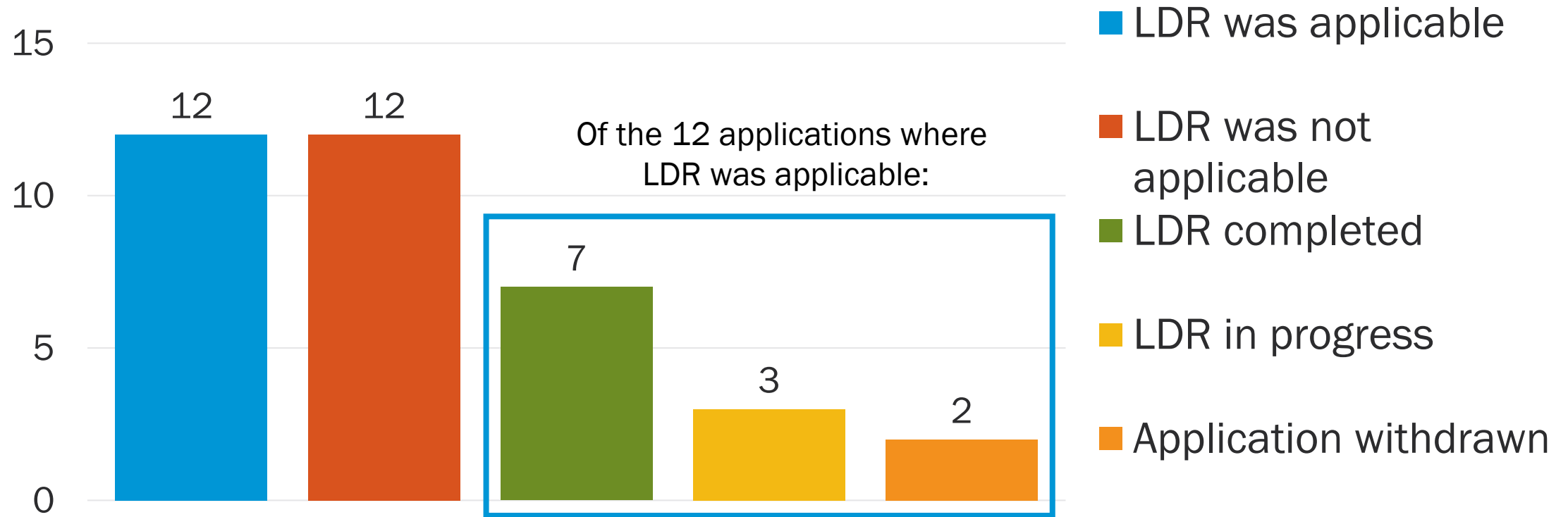
Continue the Conversation

LDR Application
Summary

In-Progress
Improvements

Next Steps

LDR applications to date: 24



**Submissions found Not Applicable include sites that met acreage trigger but proposed concept didn't rise to LDR - proposing additions to existing buildings, maintenance sheds, within existing GDP, no additional infrastructure proposed*

What improvements have already been made?



Process

Aligned LDR with DRC meeting cadence

Increased transparency with developer presentation to DRC

Asking developers to be more responsive to community feedback via a public website, FAQs, or an email list

Implemented the LDR Fee

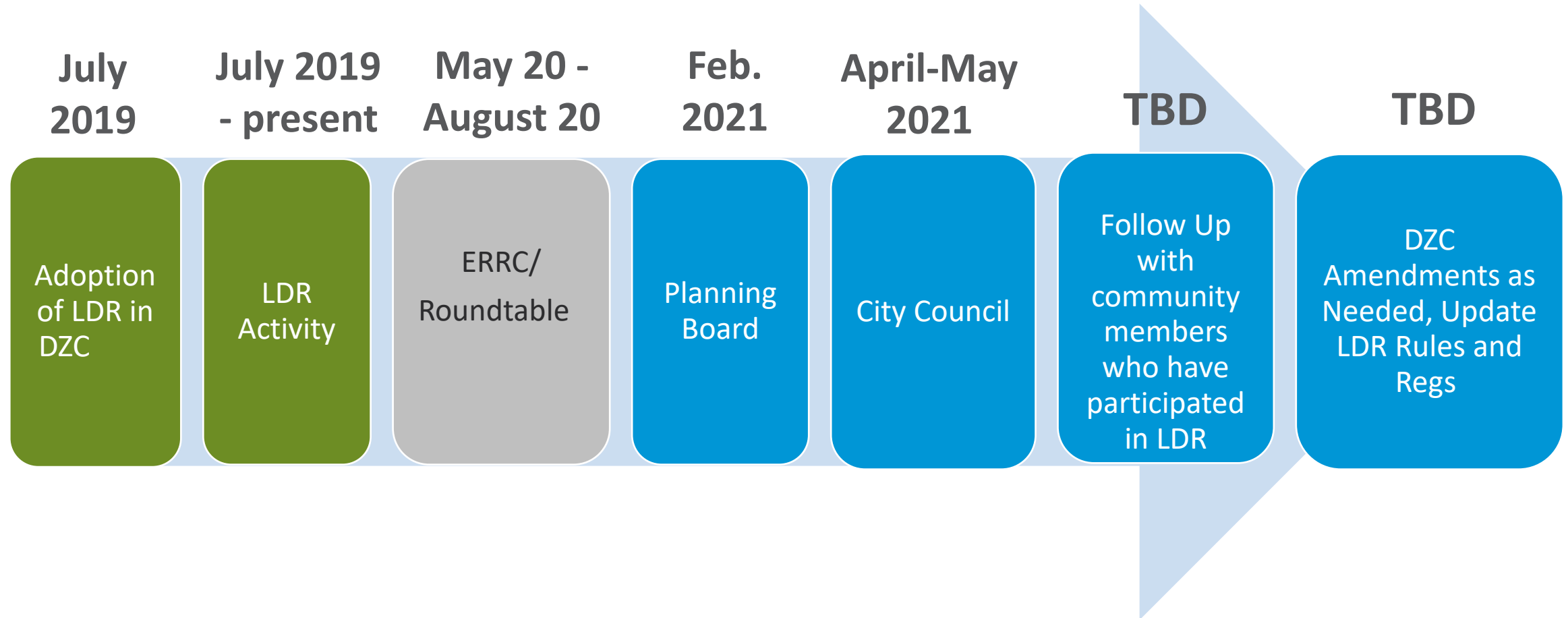


Required Framework Content

Defer need for detail to subsequent steps to focus on LDR work product

Identify more opportunities for concurrent processing

LDR Implementation and improvement



What We've Heard From Council So Far

- Internal coordination
- Community and council involvement
- Threshold for LDR

Questions and Discussion

Next Steps

- Synthesize what we've heard
- Additional Council feedback
- Identify key improvements
- Resources and implementation