

Near Southeast Area Plan

Steering Committee Meeting 13

September 14, 2022



Agenda

- *Project update*
- *Former Chapter 59 zoning*
- *Potential rezonings*
- *Mobility connections*
- *Contemporary parkways*
- *Other topics?*

Project Update

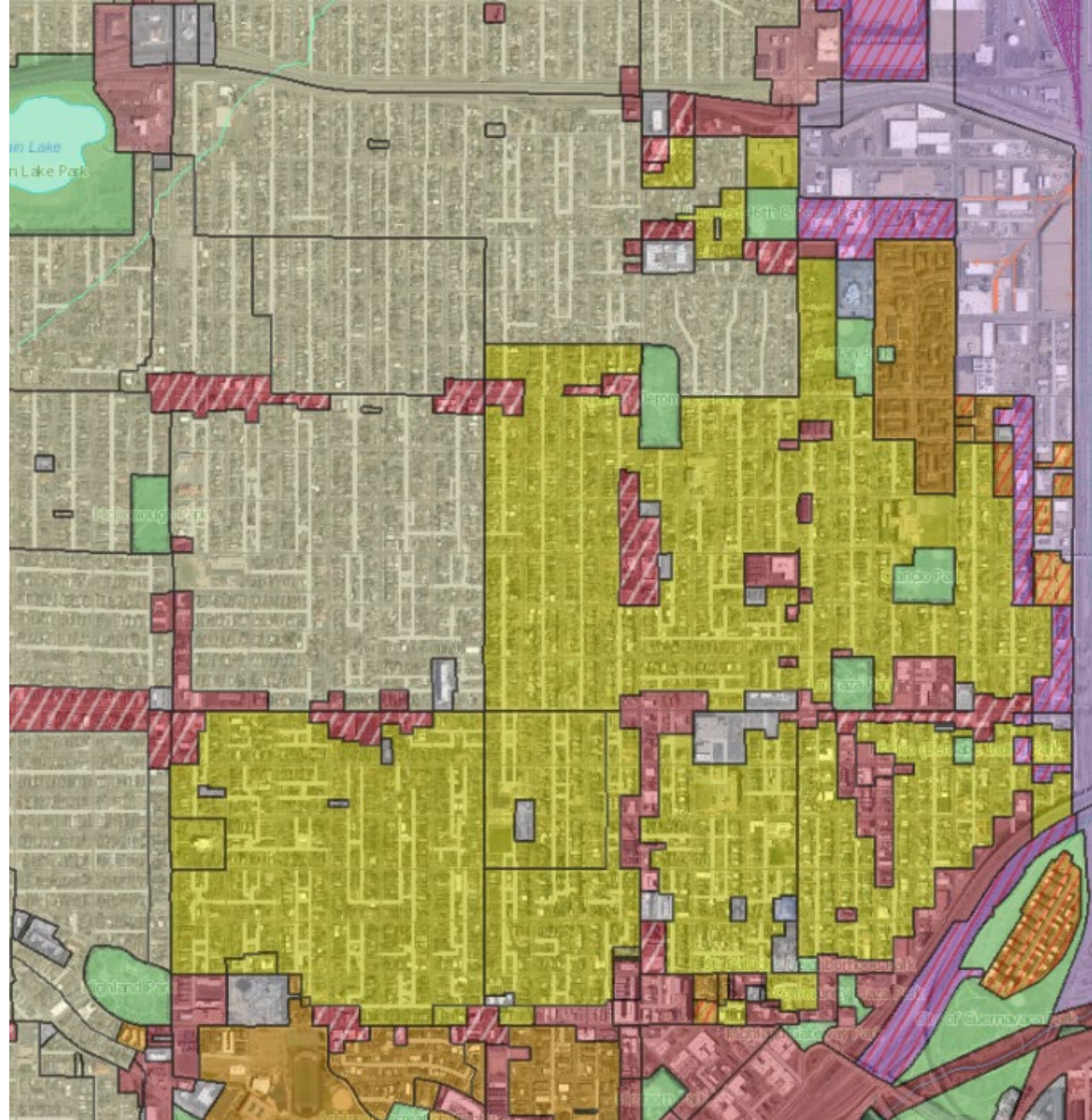
Upcoming Schedule

- **Online surveys** – analyzing results, survey will remain open until late September
- **Draft plan document** – working on through October
- **Phase 4 community engagement** – draft plan review starting in November
- **Phase 5 adoption** – Spring 2023

Former Chapter 59

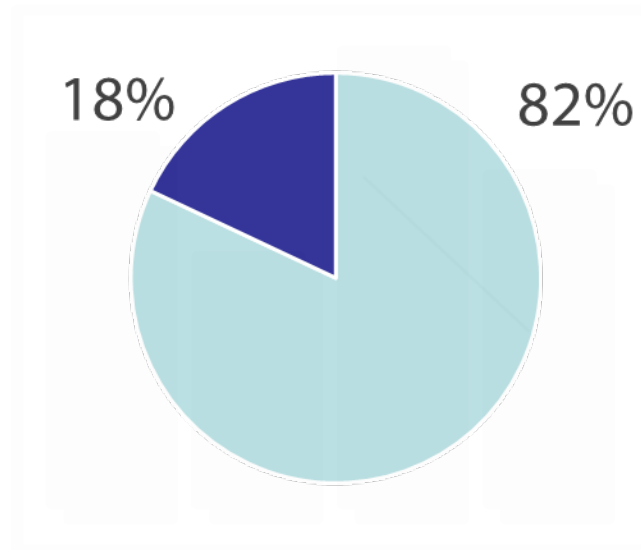
What is Zoning?

- Zoning refers to the laws, rules, and regulations that govern how property can be used in different geographic areas known as “Zone Districts”
- Each Zone District has different rules for how property can be used and developed



But Wait! Denver has TWO zoning codes!

Former
Chapter 59



Denver Zoning
Code



How was Denver's old Zoning Code broken?

1. Mismatched with the community vision expressed in adopted plans such as Comprehensive Plan 2000 and Blueprint Denver
2. Complicated to understand, use and consistently enforce

Vision Mismatch



Vision Mismatch



“One-size DOES NOT fit-all”

R-1 Zoning

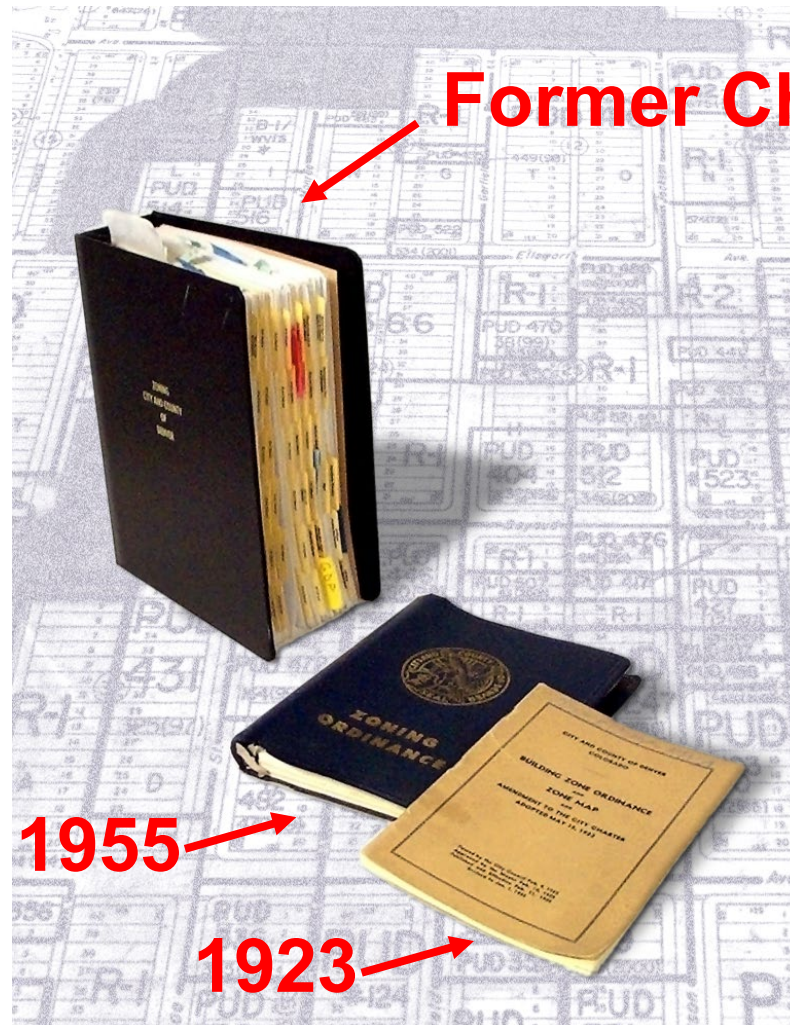


“One-size DOES NOT fit-all”

B-2 Zoning



Years of Incremental Change



Former Chapter 59

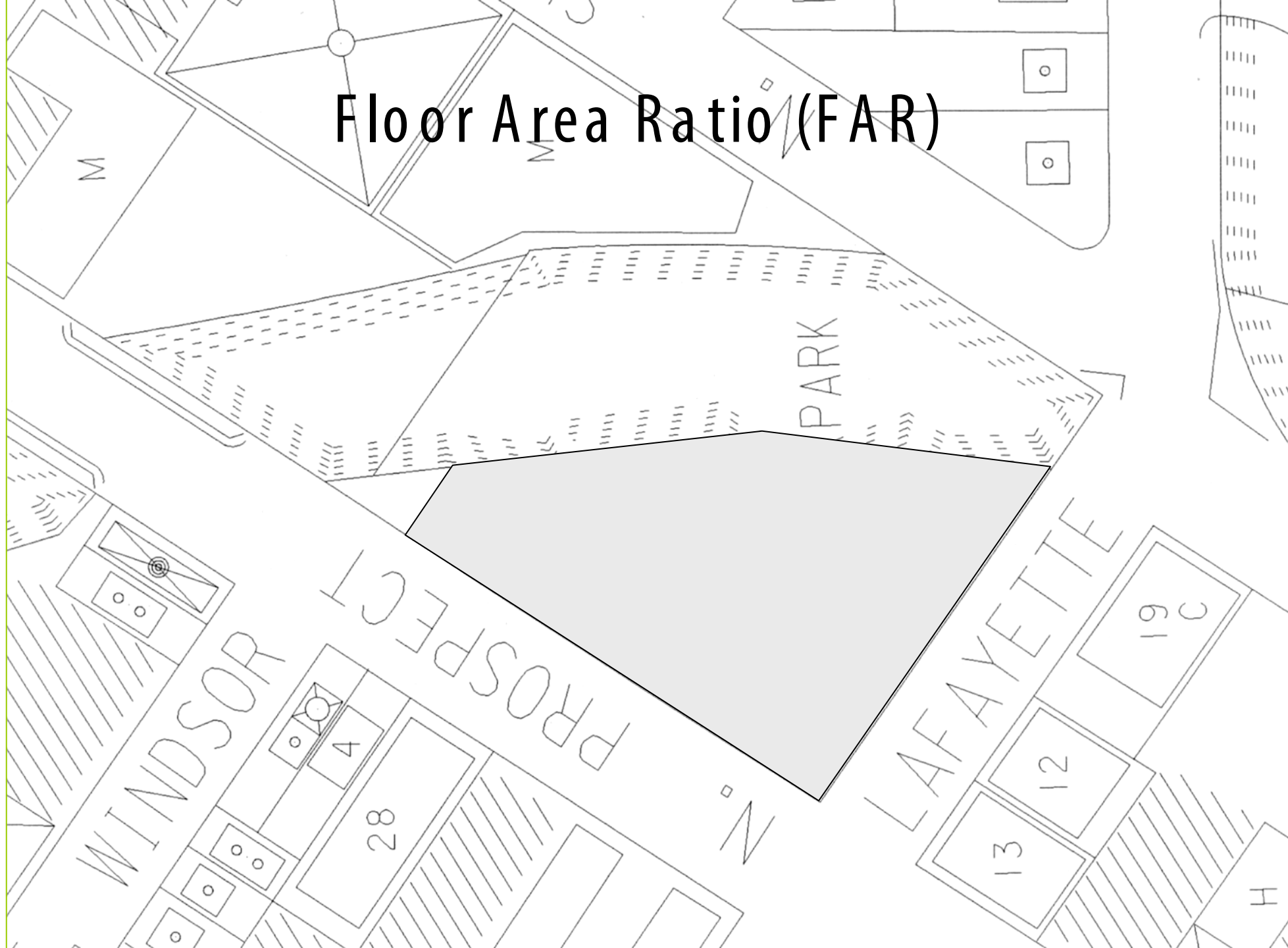
1955

1923

Complicated Code and Processes

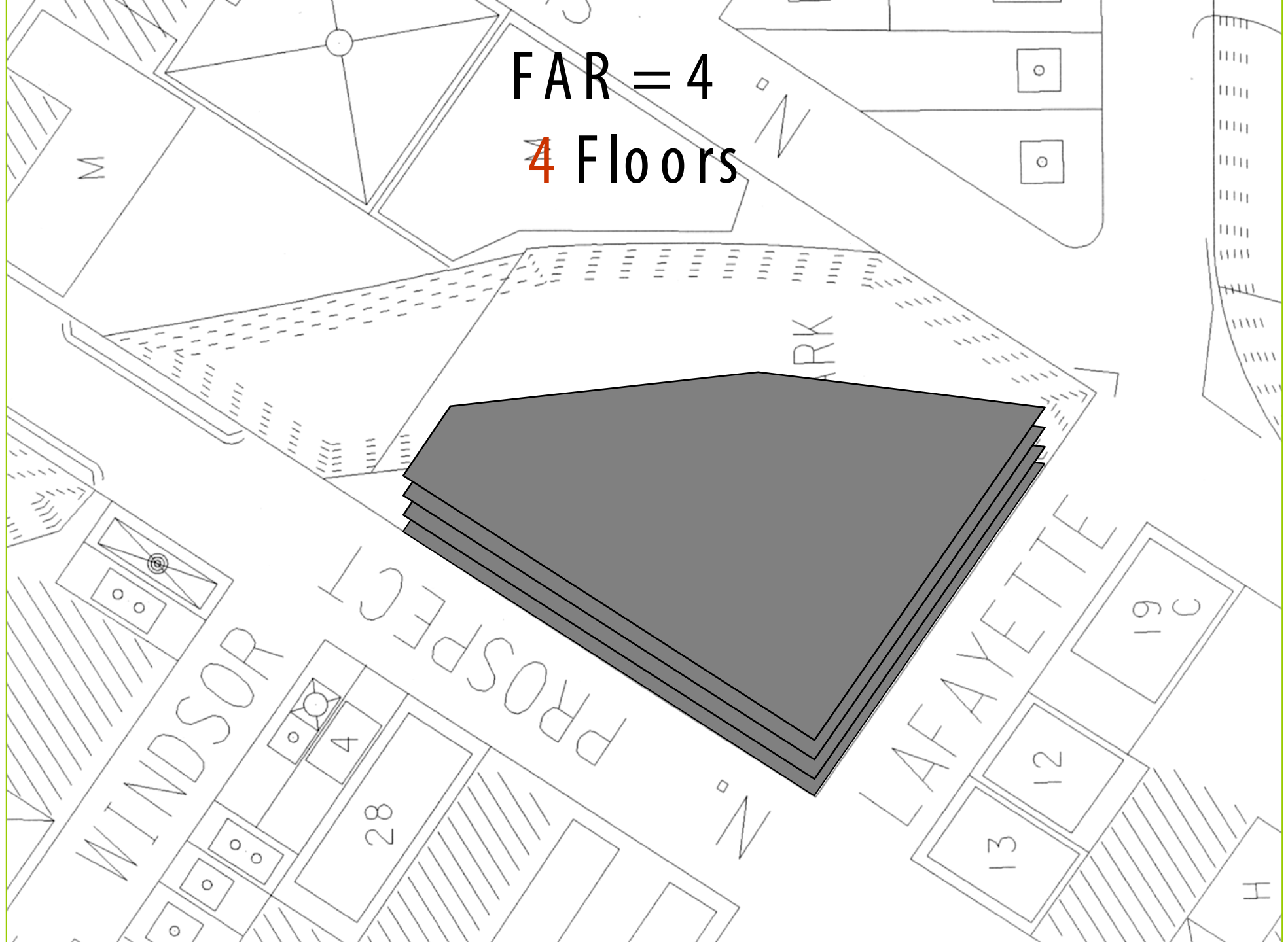
- The complexity of the old zoning code made it difficult for property owners and neighbors to easily identify what is allowed to be built on a given property.
- Unnecessary complexity can add cost to development, lessen design quality, and make Denver less competitive.

Floor Area Ratio (FAR)



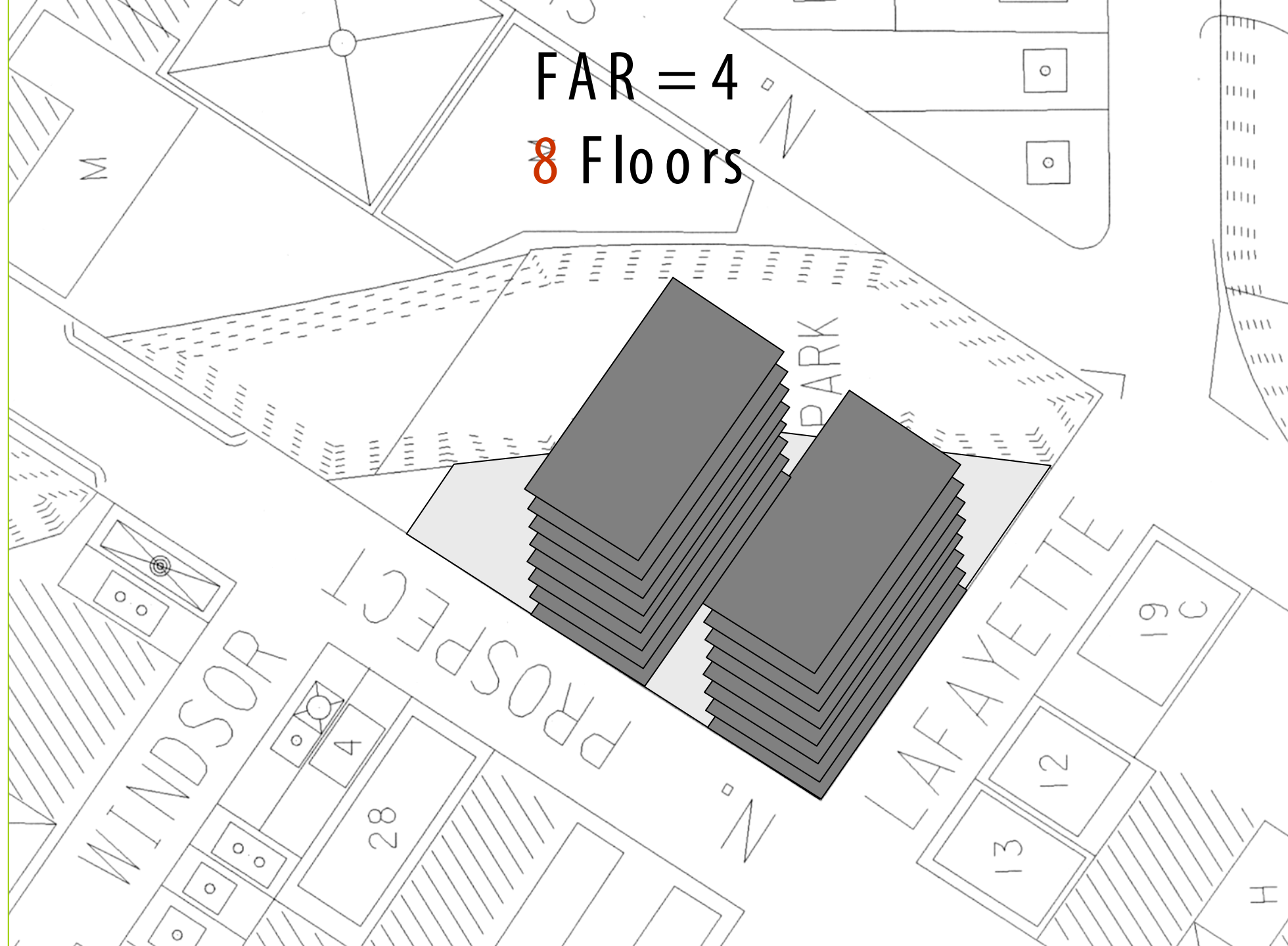
FAR = 4

4 Floors

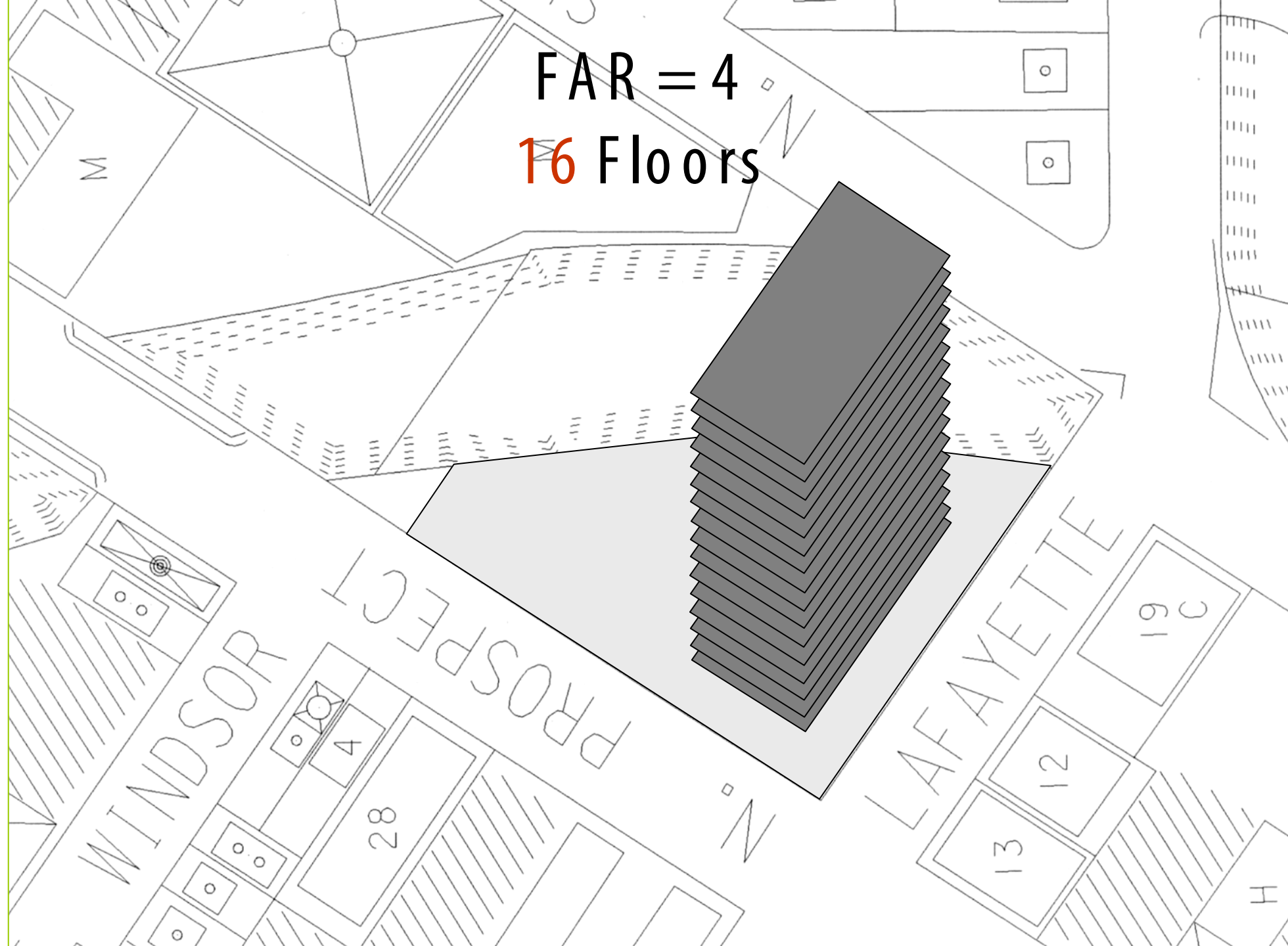


FAR = 4

8 Floors

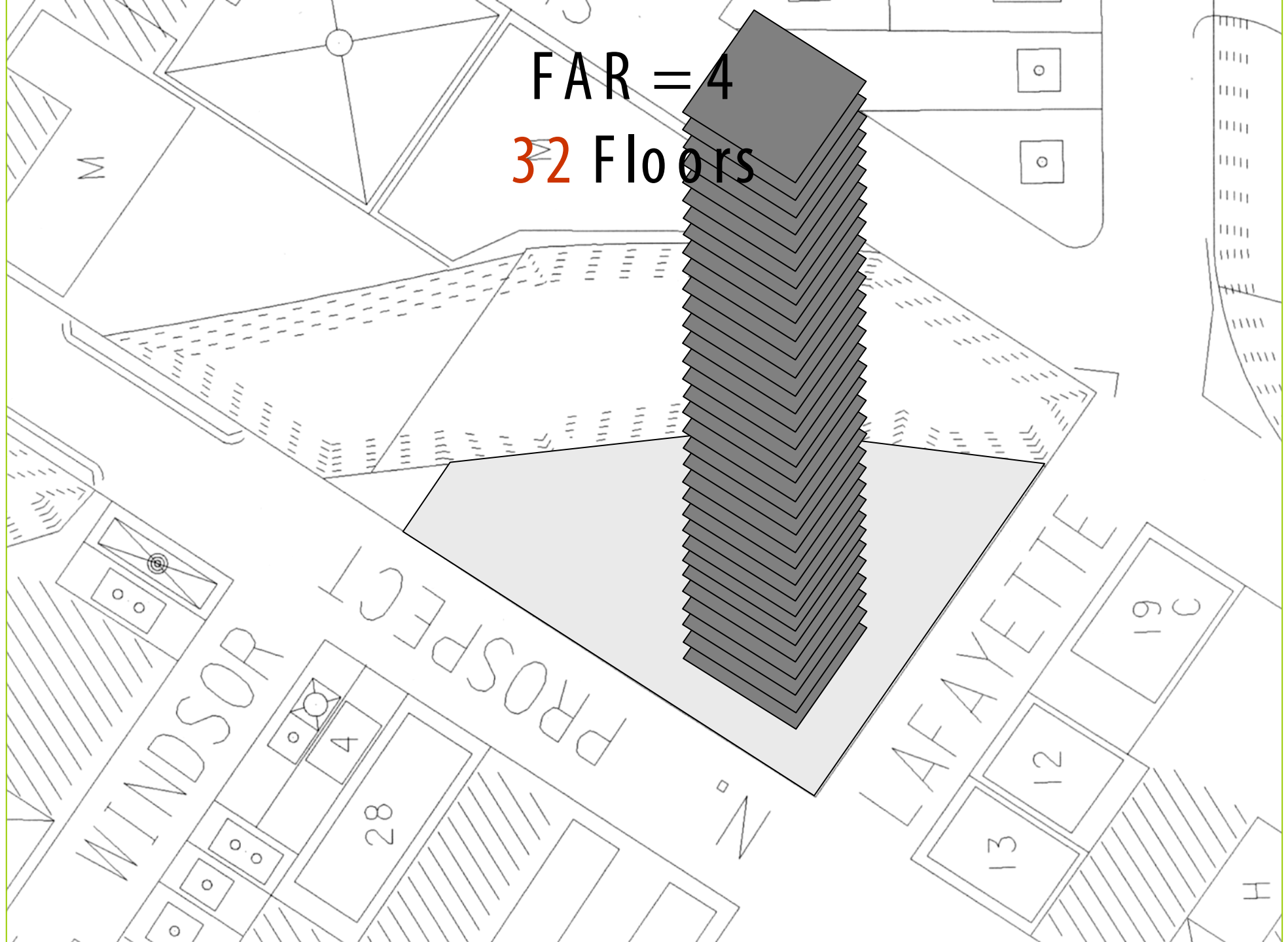


FAR = 4
16 Floors



FAR = 4

32 Floors



Former Chapter 59

- *Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, continue updating and improving zoning regulations by rezoning properties out of Former Chapter 59 and into the Denver Zoning Code, including city-led rezonings in appropriate cases, and limiting the locations where billboards are allowed when properties rezone. Large residential developments in Former Chapter 59 should be evaluated to provide guidance on appropriate Denver Zoning Code zone districts.*

Former Chapter 59

- *How should we approach proactive, city-led rezonings?*
- *Where is it appropriate to use these as opportunities for more intensity than what is currently built?*

Potential Rezoning

Potential Rezonings

- *Opportunities to implement plan recommendations by rezoning properties concurrent with or soon after adoption of the plan*
- *Which of these should be prioritized for further evaluation?*

FC 59 to DZC

- *Consistent standards and expectations*
- *Benefit from updates to the zoning code*

- *Potential loss of some negotiated outcomes*
- *Not perfect matches between codes*

ADUs

- *Would follow adoption of ADUs in Denver project*
- *Allow interested property owners to build ADUs*
- *Could be in specific areas with the most interest*

- *Uncertainty around outcome of ADUs in Denver*
- *Varying treatment of neighborhoods*

Active Centers and Corridors Design Overlay (DO-8)

- *Create active, pedestrian-friendly mixed-use areas*
- *Would not apply to many existing zone districts*
- *May not be appropriate in all areas*
- *May limit redevelopment potential*

Centers and Corridors to MX/MS

- *Create better development and urban design outcomes*
- *Limit opportunities for bad development*
- *May see development before other recommendations are implemented*
- *May need further rezonings to apply design or height recommendations*

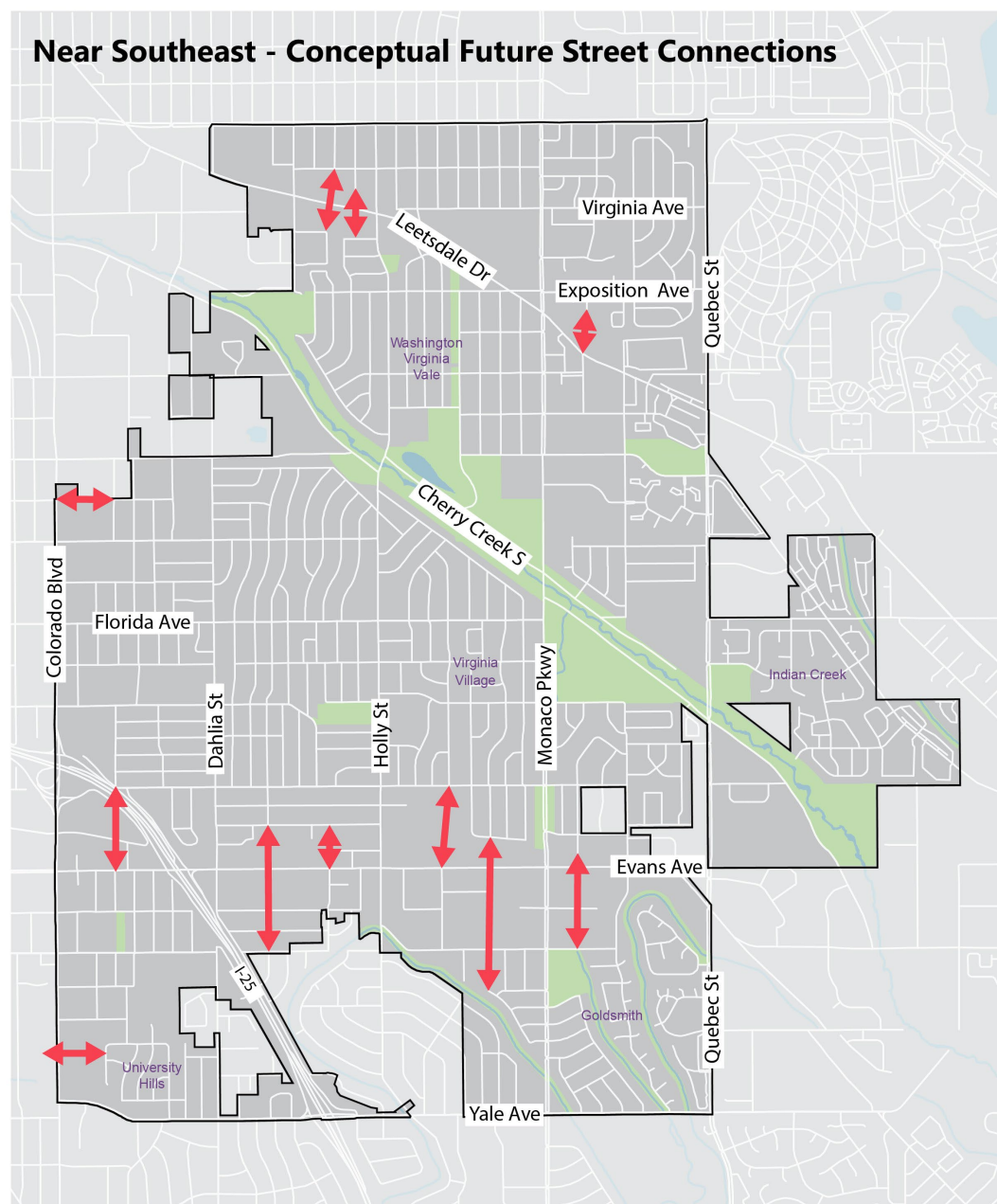
Mobility Network Connections

Draft Recommendation

- *Facilitate phased redevelopment of corridors to achieve urban design goals, improve mobility, and increase opportunities for desired uses such as affordable housing, dining, entertainment, and local retail.*
- *Coordinate additional development with improvements to mobility infrastructure, consistent with recommendations in the Mobility section.*
- *As properties redevelop, create additional street connections from arterials into surrounding neighborhoods to create a cohesive street grid.*
- *Add new and improve existing pedestrian and bicycle infrastructure to make walking and biking to, along, and through corridors easier, safer, and more convenient.*

Conceptual Future Street Connections

- Actual locations will vary



↔ Future Connection □ Plan area boundary

0 0.2 0.4 Miles
Map date: 12/28/2021
Denver Community Planning and Development
Data source: [ADD SOURCE AND DATE HERE]



Benefits and Concerns

- *Provide access to corridor amenities from the neighborhood for all modes*
- *Provide alternative routes reducing demand on major streets*
- *Can lead to increased traffic and parking in neighborhoods*
- *Significant impacts on a few specific properties*
- *Needs to be paired with neighborhood traffic calming and safety improvements*

Contemporary Parkways

Draft Recommendation

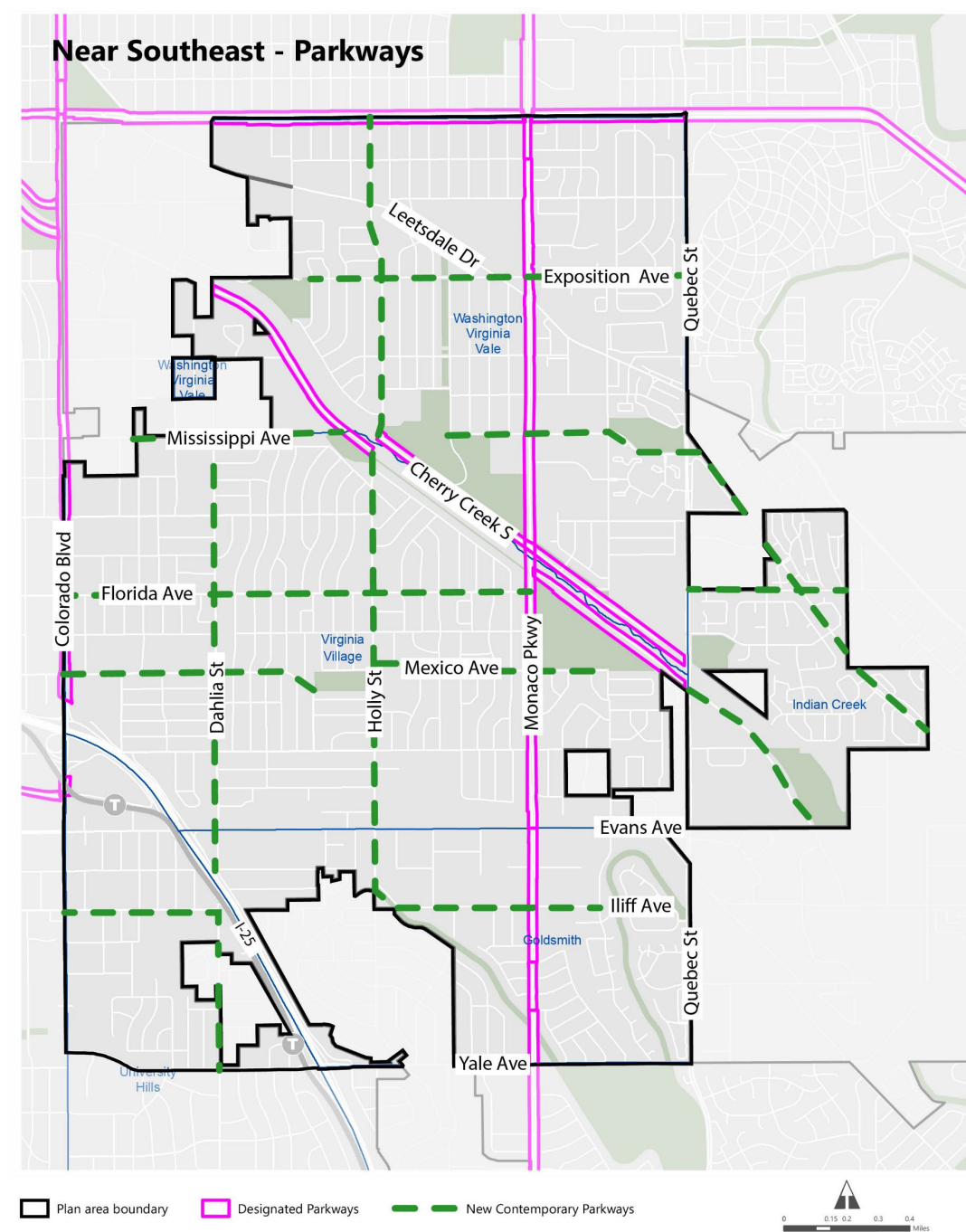
- *Consistent with adopted citywide policies in Game Plan for a Healthy City, improve existing parkways and develop new Contemporary Parkway that connect the community to open space, parks, and recreational assets, as well as serve multiple community functions*
- *Improve landscaping and mobility along the existing designated parkways of Alameda Avenue, Colorado Boulevard, Cherry Creek Drive, and Monaco Parkway*
- *Designate new Contemporary Parkway on streets that connect parks and other destinations.*

Design Components

- *On new Contemporary Parkways, where feasible given recommended mobility improvements, reassign portions of the public right-of-way to the function of bike, pedestrian or transit mobility, diverse green infrastructure including tree canopy, native or adapted drought-tolerant vegetation, stormwater management and improved lighting. Integrate green streets elements, as described in the Green Infrastructure recommendations.*

Recommended Streets

1. Dahlia St. between Mississippi Ave. and Warren Ave.
2. Dahlia St. between Iliff Ave. and Yale Ave.
3. Exposition Ave. between Flamingo Ct. and Quebec St.
4. Florida Ave. between Colorado Blvd. and Monaco Pkwy.
5. Florida Ave. between Quebec St. and Ulster St.
6. Holly St. between Alameda Ave. and Iliff Ave.
7. Iliff Ave. between Colorado Blvd. and Dahlia St.
8. Iliff Ave. between Holly St. and Oneida St.
9. Mississippi Ave. between Birch St. and Cherry Creek S. Dr.
10. Mississippi Ave. between Kearney St. and Quebec St.
11. Mexico Ave. between Colorado Blvd. and Glencoe St.
12. Mexico Ave. between Holly St. and Oneida St.
13. Quebec Way between Quebec St. and Colorado Ave.



Other Topics?