



ACTIVE CENTERS AND CORRIDORS DESIGN OVERLAY

INC PRESENTATION, 11-28-20



Amanda P. Sandoval
COUNCILWOMAN DISTRICT 1



Content

1. Overlay Facts
2. Project Background
3. Overlay Elements
4. Q&A

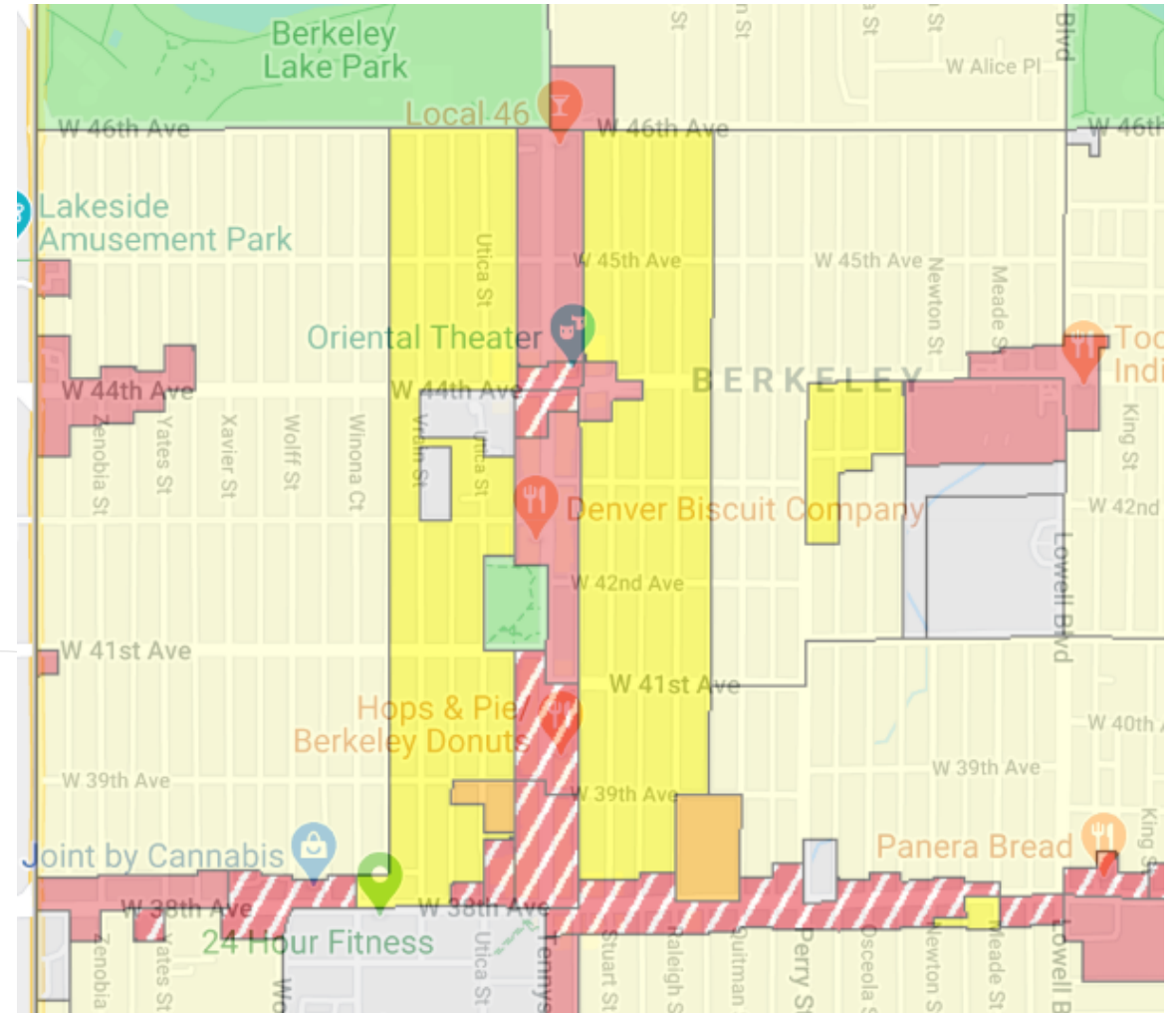




OVERVIEW AND CONTEXT

- 2010 new Zoning Code
 - U-MX-3
 - U-MS-3 and -5
- Allow mixed use but....
- Both allow 100% residential

- Mixed Use (MX, M-GMX)
- Main Street (MS)





OVERVIEW AND CONTEXT

- Began working with CM Espinoza in District 1 in 2015 and have continued with CW Sandoval
- CPD received additional design overlay requests from other neighborhoods
- Concerned about the conversion from mixed-use commercial to residential and desire for more pedestrian-oriented design standards
- Guidance in Comp Plan 2040 and Blueprint led to exploring one broadly applicable overlay, rather than multiple custom overlays



Tennyson (District 1)



South Pearl (District 7)

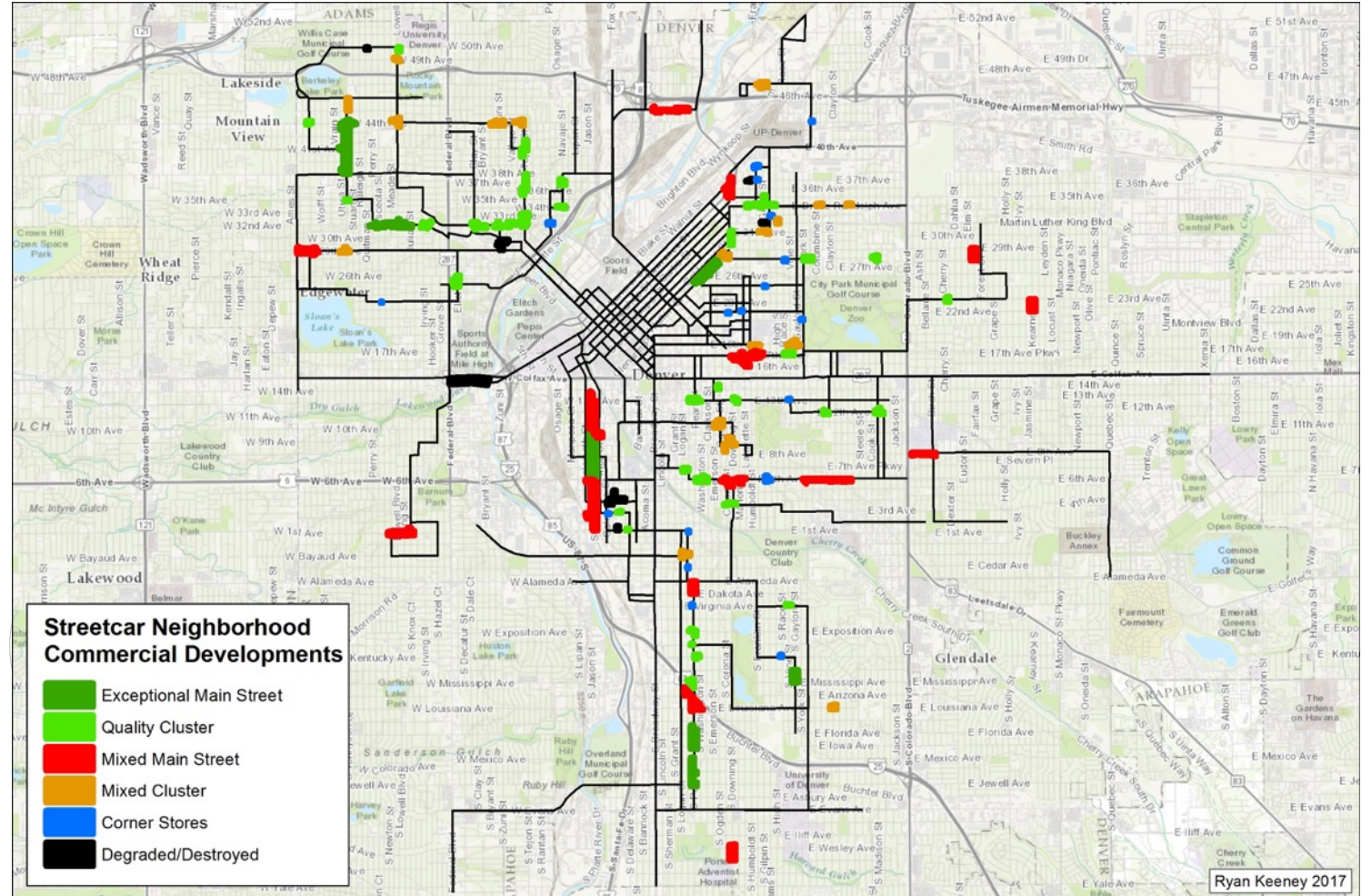


Santa Fe (District 3)



OVERVIEW AND CONTEXT

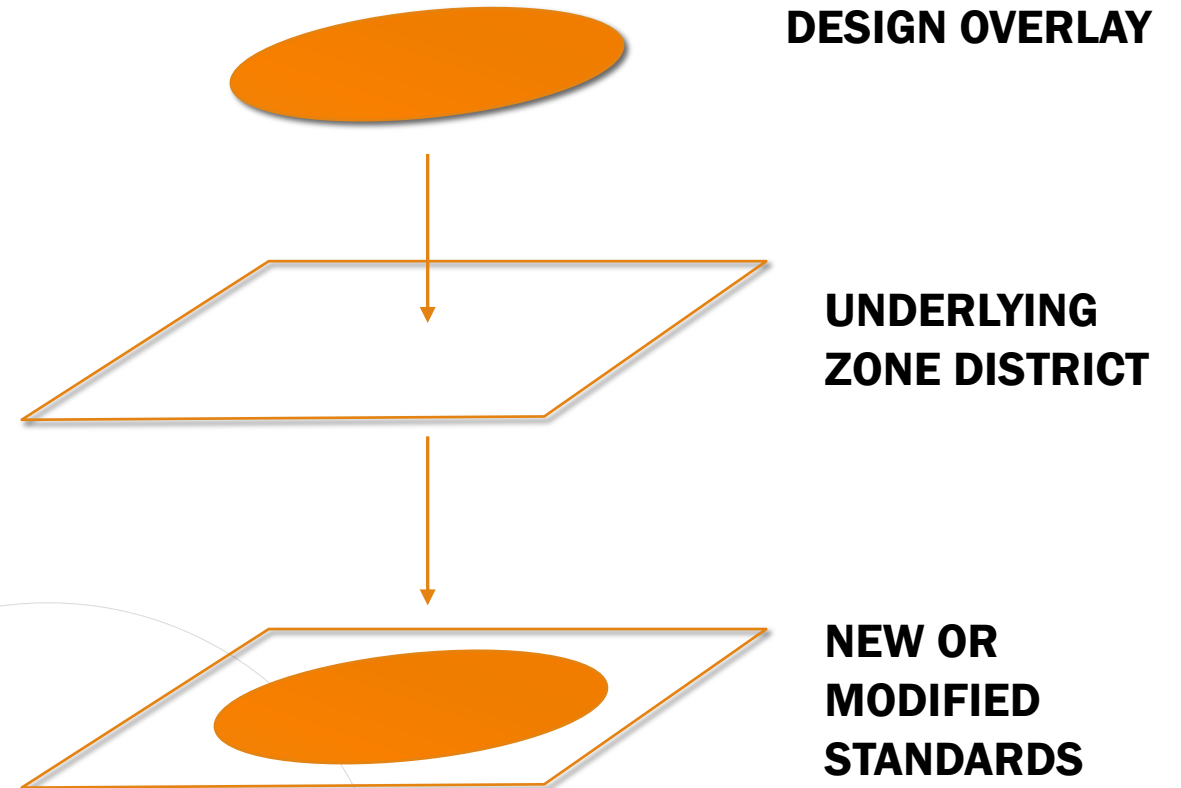
- Denver's historic streetcar network
- <https://denverurbanism.com/denvers-historic-streetcar-legacy>





WHAT IS A DESIGN OVERLAY?

- Intended to reinforce the desired character for newly developing or redeveloping areas (Section 9.4.5)
- May add, remove, or modify the zoning standards of the underlying zone district
- ***May not*** modify permitted uses allowed in the zone district, but may modify how those uses are organized
- May apply more than one design overlay to an area





ACTIVE CENTERS AND CORRIDORS DESIGN OVERLAY (DO-8)

- Seven Design Overlays currently exist in the DZC
- Propose to create new Design Overlay (DO-8) with broad applicability to many different types of mixed-use Centers and Corridors
- CW Sandoval is proposing first area to receive the new overlay in District 1

DESIGN OVERLAY DISTRICT NAME	ZONING MAP DESIGNATOR
Uptown Design Overlay District	DO-1
Washington Street Design Overlay District	DO-2
Lafayette Street Design Overlay District	DO-3
Side Interior Setback Design Overlay District	DO-4
South Sloan's Lake Design Overlay District	DO-5
Peña Station Next Design Overlay District	DO-6
River North Design Overlay District	DO-7
<u>Active Centers and Corridors Design Overlay District</u>	<u>DO-8</u>

Our Process

- On-going coordination with BRUN zoning committee over several years
- Sent mailers to all affected property owners and direct outreach to specific properties
- Media advisory (Denverite article in Mar 2020)
- FAQ, presentations, and survey available on District 1 website
- Hosted two town halls (pre-Covid)

Active Main Streets Overlay Town Hall

Over the past few years, streets like Tennyson have lost retail space to new development that is 100% residential. Berkeley Regis United Neighbors (BRUN) has been working with Councilwoman Sandoval on a zoning overlay to preserve the retail character of key commercial streets. Please join Councilwoman Sandoval along with representatives from BRUN and Denver Community Planning and Development to discuss the proposal and share your feedback.

COMMUNITY MEETINGS

Skinner Middle School, Auditorium
3435 W. 40th Ave

Thursday, Mar. 5th, 6:30 - 8:00 pm
Wednesday, Mar. 11th, 6:30 - 8:00 pm

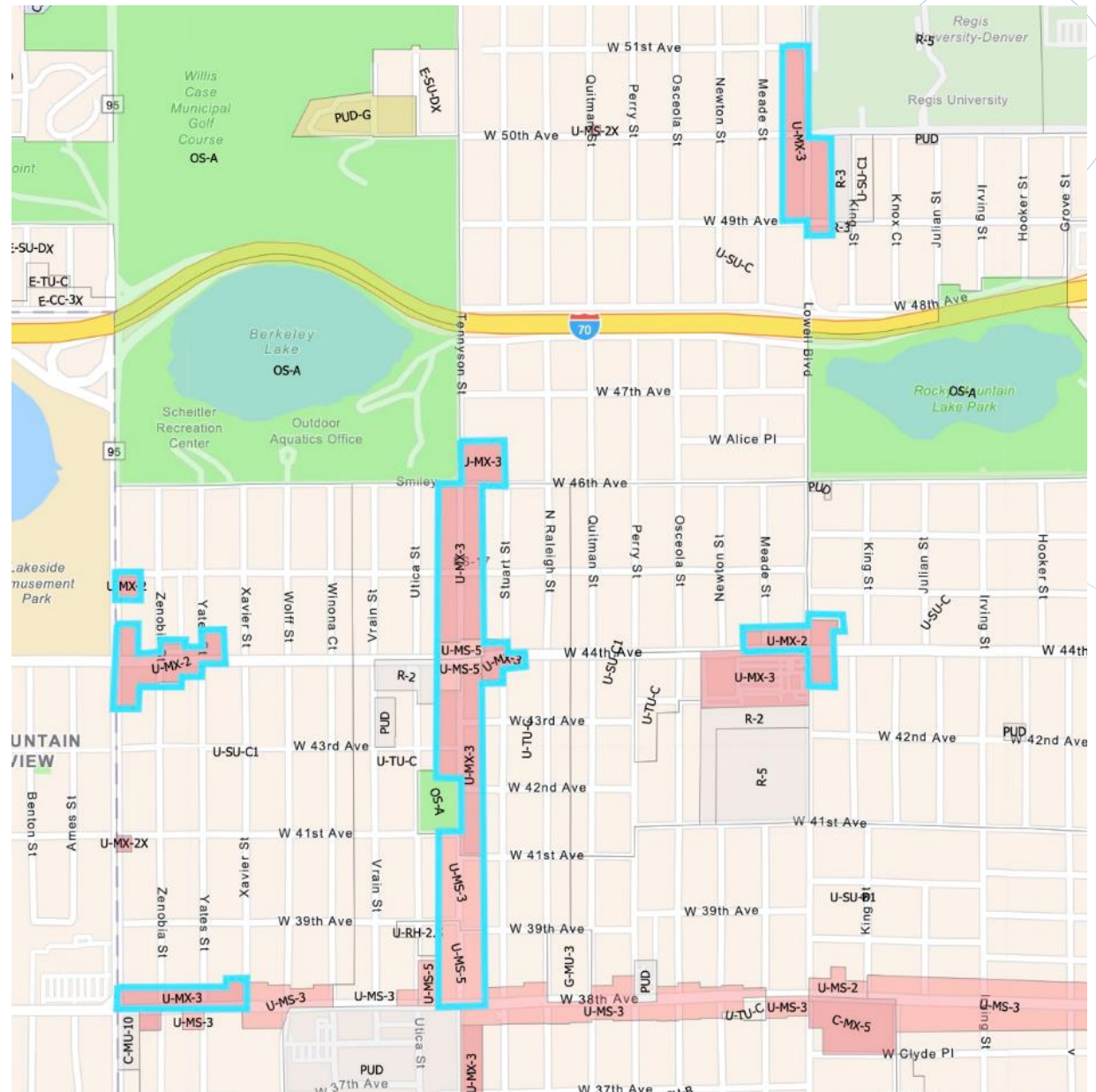
Learn more about the proposal

<https://www.denvergov.org/district1>



Proposed Areas

- Tennyson (38th to 46th)
- 44th/45th and Sheridan
- 38th and Sheridan
- 44th and Lowell
- 50th and Lowell
- Underlying zone districts range from U-MX-2 to U-MS-5
- ~35 acres total
- No change to underlying zoning, only apply the Design Overlay



Use Objectives

- Mixed use areas, especially Local Centers and Corridors, should provide goods, services and amenities alongside residential
- Support neighborhood quality of life, economy, and resiliency
- Encourage high levels of pedestrian activity



Design Objectives

- Strong streetwall presence, but with flexibility for outdoor dining, retail, etc.
- Space for streetscape amenities and generous pedestrian areas
- High levels of transparency
- Comfortable transitions between public and private space
- Generous ground floor heights that support vibrant commercial activity



THE OVERLAY

- Active Uses
- Form Limits
- Siting
- Design Standards





1. ACTIVE USE REQUIREMENT

- ***Nonresidential* active use standard for a portion of Primary Street frontage on larger sized lots**
 - No parking, storage/warehousing, or primary or accessory residential uses
 - Minimum 15-foot depth
 - Applies to 3-story districts and taller (no requirement in 2-story districts)
 - Lots ≤ 37.5 feet wide = no requirement
 - Lots 37.5-50 feet wide = ~50% of street level
 - Lots > 50 feet wide = ~75% of street level





2. LIMIT BUILDING FORMS

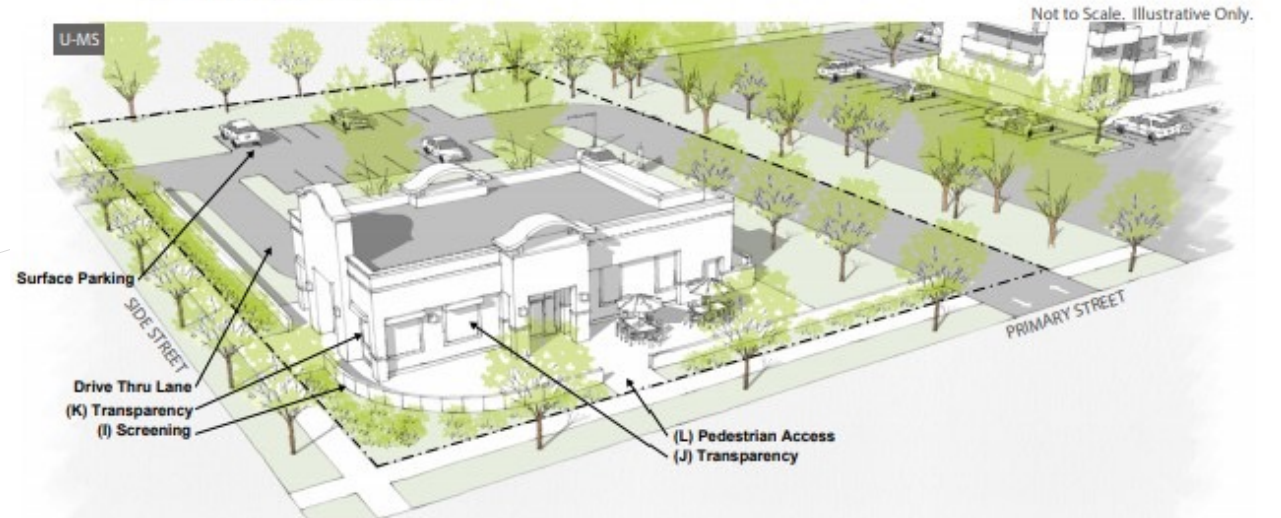
1. Limit building forms to Shopfront and Townhouse (no General or Drive-Thru)

G. Drive Thru Services



NOT ALLOWED

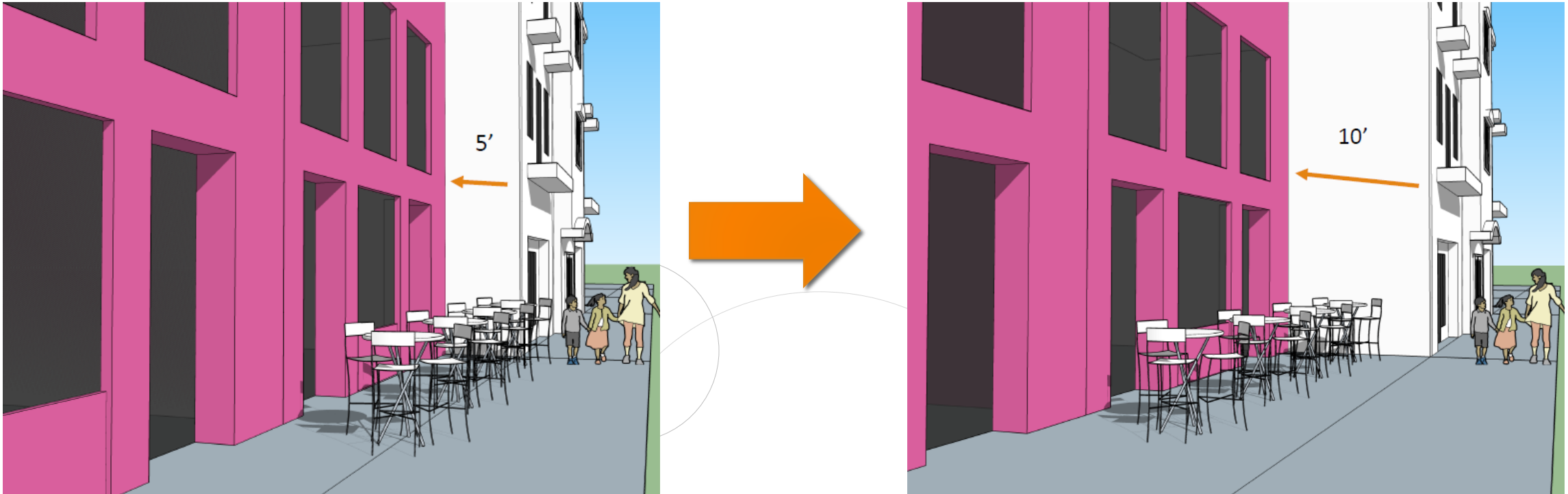
H. Drive Thru Restaurant





3. INCREASE BUILD-TO RANGE AND SETBACKS

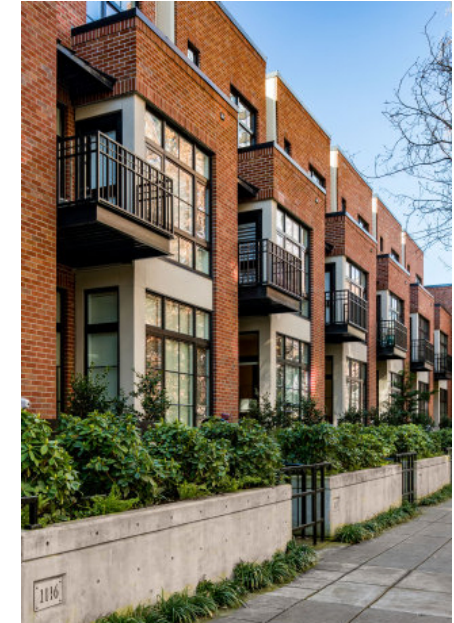
1. Increase Build-to Range from 5 feet to 10 feet to allow more flexibility for outdoor dining and pedestrian area
2. Require a minimum 2-foot setback to increase pedestrian area





4. RESIDENTIAL SETBACK

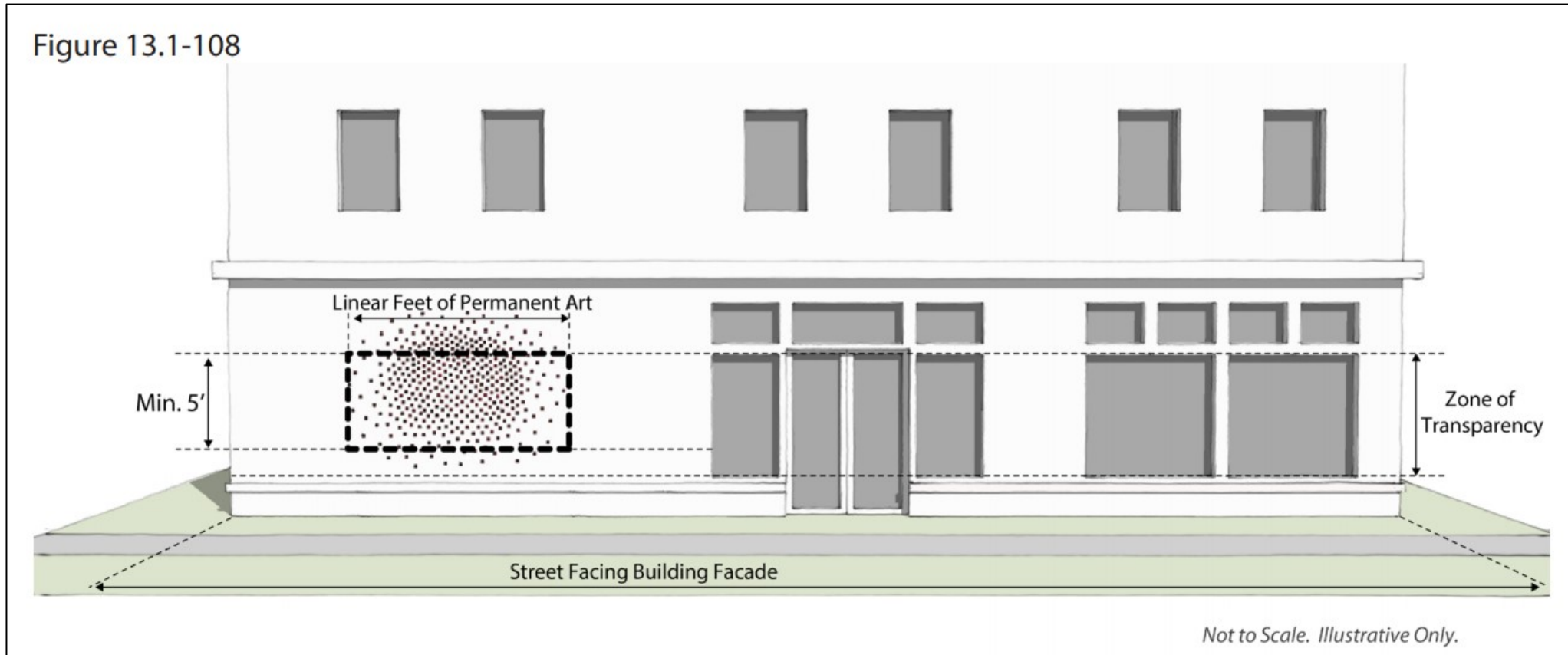
- 1. Require a minimum 7-foot setback for any street level residential units**
(also includes a requirement for a porch and/or canopy entry feature)





5. REMOVE MOST TRANSPARENCY ALTERNATIVES

1. Allow Permanent Art (30% max) as the only transparency alternative.





6. MINIMUM STREET LEVEL HEIGHT

- 6. Require a minimum 14-foot street level height (measured from floor-to-floor)**
(floor-to-ceiling height may be less than 14 feet)





Overlay Summary

- 1. Limit building forms to Shopfront and Townhouse (no General or Drive-Thru)**
- 2. Increase Build-to Range from 5 feet to 10 feet to allow more flexibility for outdoor dining and pedestrian area**
- 3. Require a minimum 2-foot setback to increase pedestrian area**
- 4. Require a minimum 7-foot setback for any street level residential units**
(also includes a requirement for a porch and/or canopy entry feature)
- 5. Allow Permanent Art (30% max) as the only transparency alternative**
- 6. Require a minimum 14-foot street level height (measured from floor-to-floor)**
(floor-to-ceiling height may be less than 14 feet)



Q & A

