



Proposed Denver Zoning Code Text & Map Amendment

National Western Center
Zoning Text and Map Amendment
NWCAC – 4/16/15


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NWCAC Meetings

- **March 5** – Initial zoning discussion
- **March 12** – Schedule, proposed map, components of a zone district
- **March 19** – Uses continued – use table; parking req. by use; use limitations
- **March 25** – Full CAC meeting – summary of zoning discussion to date, present redlines
- **March 30** – public release of draft redlines
- **April 1** – Planning Board informational update
- **April 9** – Redline Review
- **April 16** – Redline Review – building heights discussion
- **April 29** – Planning Board Public Hearing


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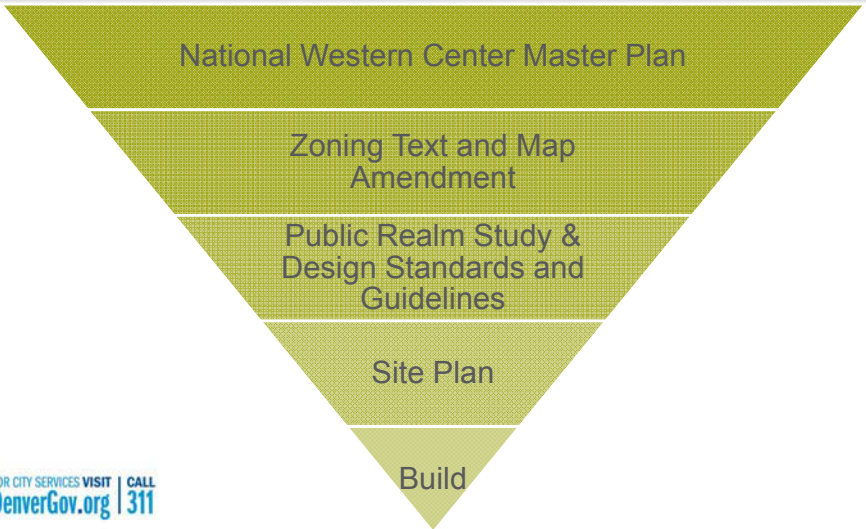
NWC Implementation

- Three critical next steps:
 - Rail Consolidation
 - Property Acquisition
 - Entitlements:
 - Desire for this City Council to adopt the map and text amendment for the following reasons:
 - Uncertainty with New Council
 - Momentum
 - Market certainty for the surrounding neighborhood
 - Timeline of subsequent implementation steps
 - Risk for National Western and CSU

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NWC Entitlement Process from Planning to Building



National Western Center Master Plan

Zoning Text and Map Amendment

Public Realm Study & Design Standards and Guidelines

Site Plan

Build

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Purpose of Text & Map Amendment

- No existing zone district in the Denver Zoning Code will implement the vision of the National Western Center Master Plan. Therefore a text and map amendment is necessary.

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- Map Phase one:
 - Rezone areas in Blue (owned by NWSS or CCD)
- Map later phases:
 - Properties, once acquired, within the NWC primary study area

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Proposed Text Amendment

- Components of a Zone District
 - Context
 - Zone District Standards
 - Building Form Standards
 - Exceptions
 - Uses and required Minimum Parking

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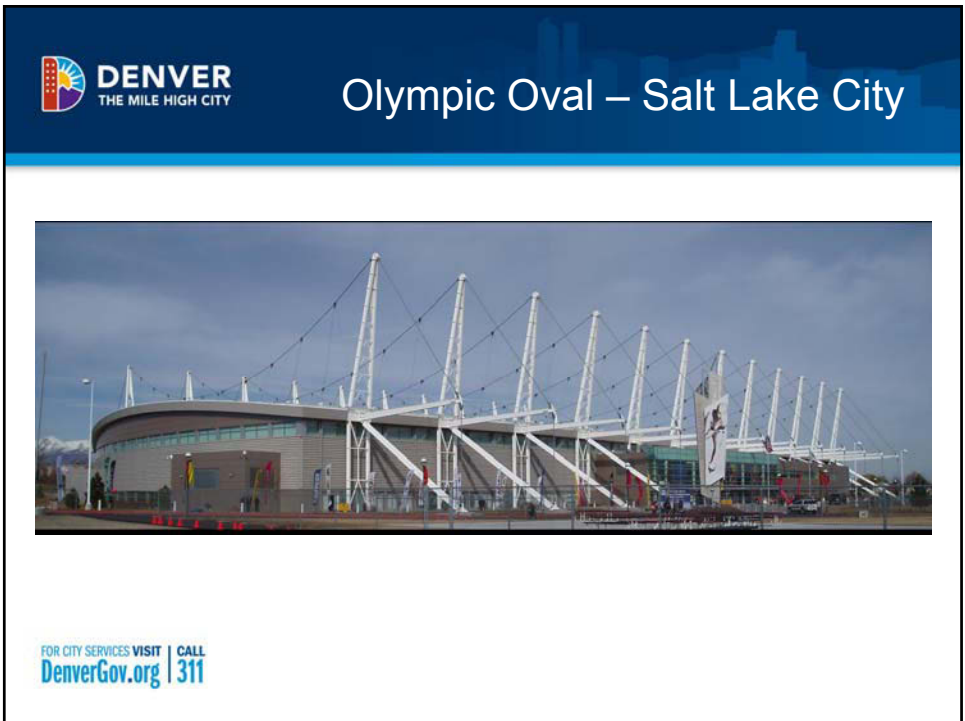
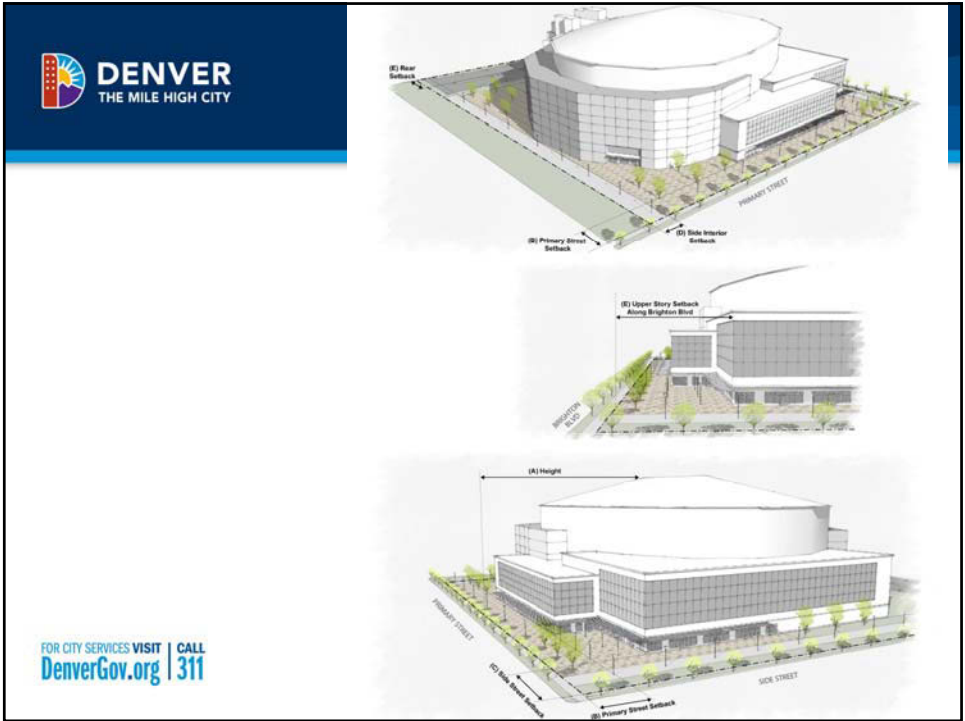
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Proposed Text Amendment

HEIGHT		CMP-NWC
A	Feet (max)	150'
A	Feet, within 175' of Protected District (max)	75'

SITING		CMP-NWC
SETBACKS		
B	Primary Street (min)	5'
C	Side Street (min)	5'
D	Side Interior (min)	0'
	Side Interior, adjacent to Protected District (min)	10'
E	Rear, alley/no alley (min)	0'/0'
	Rear Setback adjacent to Protected District, alley/no alley (min)	5'/10'

DESIGN ELEMENTS		CMP-NWC
E	Upper Story Setback above 5 stories or 70' (min); only applicable to a Zone Lot Line abutting Brighton Boulevard	25'
G	Upper Story Setback Above 27' adjacent to Protected District, alley/no alley and Side Interior (min)	20'/25'
H	Upper Story Setback Above 51' adjacent to Protected District, alley/no alley and Side Interior (min)	35'/40'





Pepsi Center - Denver



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