



Tulsa City Council Memorandum

DATE: November 20, 2007

TO: Councilors Barnes and Carter

FROM: Jack Blair
Policy Administrator

CC: Keri Fothergill and Rebecca Plass

SUBJECT: **Neighborhood Conservation Districts**

WHAT IS A "NEIGHBORHOOD CONSERVATION DISTRICT"?

There is no single answer to that question, as "no two neighborhood conservation districts are alike. Because each conservation district is tailored to address concerns of an individual neighborhood, the means used . . . can vary significantly."¹

In short, a conservation (or stabilization) district is a zoning overlay – a regulatory designation, similar to a historic preservation district. It will generally identify an area with characteristics worthy of protection, and require new construction, alterations, and additions in that area to be compatible with those characteristics.

A conservation district zoning overlay is a more site-specific application of the City's authority to plan and zone. The legal bases for conservation districts, therefore, are essentially the same as the legal bases for our current zoning code,² as are the fundamental policy considerations (i.e. balancing private property rights and community interests).

A conservation district overlay would be intended to address the "one-size-fits-all" nature of our current approach to land use regulation. Our current zoning code does not distinguish, for example, between an RS-3 zoning district at 26th & Yale and an RS-3 district at 86th & Sheridan.

¹ Julia Miller, "Protecting Older Neighborhoods Through Conservation District Programs," National Trust for Historic Preservation (2004), p.1.

² See, e.g., Tulsa Revised Charter Art. I, Sec. 3(N) (granting the City the power "to restrict and regulate the use and subdivision of land, to perform planning and zoning, and to establish by ordinance the procedures therefore").



RS-3 District, 86th & Sheridan




RS-3 District, 26th & Yale

While our base zoning code does not account for differences in the development of these areas, a conservation district zoning overlay might be developed to prevent a house like this (in the RS-3 district at 86th & Sheridan) . . .



. . . from being built, in place of a demolished older home, in a neighborhood like this (in the RS-3 district at 26th & Yale)






GOOD EXAMPLES OF THE LORTONDALE "AMERICAN INTERNATIONAL" STYLE

The following houses retain a high level of historic integrity and represent good examples of the Lortondale American International style due to the presence of a high degree of authentic historic fabric and/or historically sensitive rehabilitation work.

<ol style="list-style-type: none"> 1. 4915 East 26th Street 2. 5335 East 26th Street 3. 5368 East 26th Street 4. 4932 East 26th Place 	<ol style="list-style-type: none"> 5. 4945 East 26th Street 6. 5363 East 26th Place 7. 4953 East 27th Street 8. 5303 East 27th Place
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The first house, with its attached three-car garage and high-pitched roofline, is perfectly appropriate in its current setting, but it would be out of context among the low, mid-century-modern homes of Lortondale.

The unique aggregation of small mid-50s-modern homes in Lortondale enhances the property values of each individual home. In other words, the sum is greater than its parts. The coherence of the neighborhood is, in itself, of value.³

Incongruent, out-of-scale development would disrupt the architectural consistency of the neighborhood, and, perhaps counter-intuitively (since the first home is probably fairly expensive), could actually diminish property values of these smaller houses. Until Lortondale is eligible (or if it is never eligible) for a historic preservation designation, a neighborhood conservation designation might be appropriate, to help maintain the unique attributes of the neighborhood, while – hopefully – not discouraging reinvestment.

WHAT ARE SOME COMMON ELEMENTS OF A NEIGHBORHOOD CONSERVATION DISTRICT ORDINANCE?

Again, perhaps no two conservation district overlays are alike, but there are some common elements to such an approach. Two subjects that appear to be common to most neighborhood conservation ordinances are: (1) provisions defining the criteria by which neighborhoods will be deemed eligible for conservation zoning, and (2) provisions outlining the specific regulatory measures available to address conservation in eligible neighborhoods.

1. Criteria for Neighborhood Eligibility

A conservation zoning overlay would probably not be appropriate for every neighborhood. Many newer neighborhoods, for example, are already subject to restrictive covenants that are more specific and restrictive than municipal neighborhood stabilization regulations would be. Some even control access with gates and private drives. At the same time, some *older* neighborhoods are in need of significant reinvestment. Having developed haphazardly, they may not have cohesive elements worth preserving at the neighborhood scale.

Most conservation district ordinances, therefore, establish criteria to define which neighborhoods would be eligible for a conservation district overlay. For example, Omaha neighborhoods larger than five acres are eligible to be considered for a neighborhood conservation/enhancement overlay, if they:

- have distinctive building features, such as scale, size, type of construction, or distinctive building materials, that should be preserved.
- have distinctive site planning features, such as lot platting, setbacks, street layout, alleys or sidewalks, that the base district regulations cannot accommodate.
- have distinctive land use patterns, including mixed land uses or unique uses or activities, that the base district cannot accommodate.
- would benefit from the adoption of new urban design criteria that would significantly enhance the character of existing and new commercial development or redevelopment in the area.
- have special natural or streetscape characteristics, such as creek beds, parks, gardens or street landscaping, that should be preserved or respected.

³ See, e.g., Lortondale Community, <http://www.lortondale.com/>; “Thoroughly Modern Living,” TULSA WORLD (June 6, 2007) http://www.tulsaworld.com/community/article.aspx?articleID=070606_9_ZM2_hTuls68134.

Many conservation district ordinances require the consent of a certain percentage of property owners within the proposed district, if the application does not originate with planning authorities. For example, Omaha's ordinance provides that an application for the creation of a conservation district may be initiated by the city council, the planning commission, or "a majority of property owners within the proposed district."⁴

2. Regulatory Measures

The regulatory measures available to conservation districts, once established, vary from just a handful of provisions addressing the most pressing concerns to a comprehensive list of land use and urban design regulations.

For example, the City of Dallas' Neighborhood Stabilization Overlay [ordinance](#) allows neighborhoods to adopt regulations that restrict just four elements: front yard setback, side yard setback, garage orientation, and building height.

Oklahoma City's Urban Conservation District [ordinance](#), by contrast, allows much broader regulation of:

- The use of land . . . ;
- Density and/or intensity of land use such as minimum lot size, maximum floor area, floor area ratios, number of dwelling units per acre, minimum lot area per dwelling unit and other related provisions;
- Area and bulk restrictions including setbacks, maximum lot coverage, height controls, open space requirements and other related provisions;
- Accessory uses and yard utilization regulations such as landscaping, fencing, carports, access regulations, sidewalks, home occupations, animal regulations, signs and other related provisions;
- Parking regulations such as number of required spaces per type of use, the location and design of parking areas, restrictions concerning recreational vehicles, trailers, boats, large trucks, and other related provisions.
- Regulation of the conversion of existing structures including provisions governing the use of converted structures, minimum structural standards, minimum floor area standards, minimum volume, parking and/or other related provisions;
- Special procedures and techniques for enforcement of the City's building, housing and maintenance codes;
- Notification methods including the placement and erection of identification markers.

Neither of these examples contemplates regulation of architectural style or design elements, *per se*, such as restricting siding materials, window and door treatments, etc. That is not uncommon. In many conservation districts, "new construction projects, including additions, are frequently evaluated under standards that emphasize compatible development in terms of size or massing rather than specific architectural features."⁵

It is worth noting that many cities do not limit overlay districts to conservation, recognizing that some neighborhoods (particularly traditional neighborhoods, where pedestrian-oriented mixed uses are

⁴ Omaha Zoning Code, Section 55-604.

⁵ Miller, "Protecting Older Neighborhoods Through Conservation District Programs," at p.2.

desirable) might benefit from zoning regulations that are, in fact, *less* restrictive in some respects than base zoning. For example, Minneapolis allows for the establishment of overlay districts, without confining them to more restrictive, conservation measures. The Minneapolis Zoning Code provides that “Overlay districts are established to preserve and protect the natural environment, to encourage pedestrian-oriented design, to promote redevelopment and rehabilitation, to promote mixed-use development, and to protect the public health, safety and welfare by preserving the unique character of existing areas for future use and development. . . . Because overlay district regulations may be more or less restrictive than the primary zoning district, where the provisions of the overlay and primary zoning districts are in conflict, the provisions of the overlay district shall govern.”⁶

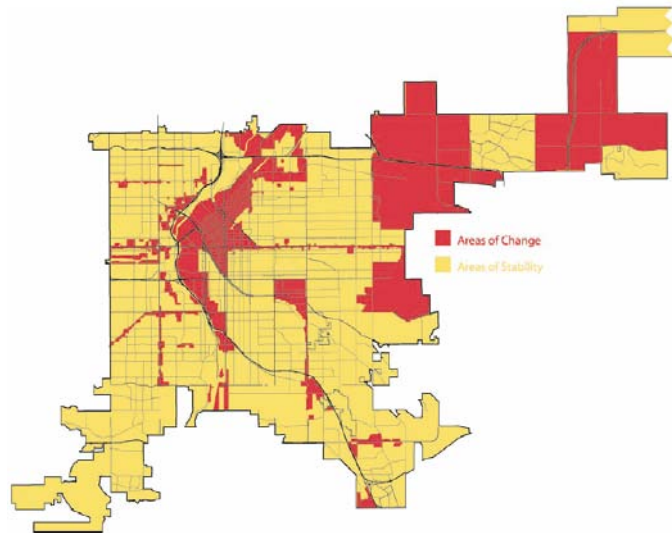
NEIGHBORHOOD STABILIZATION AS A PRODUCT OF COMPREHENSIVE PLANNING – THE DENVER EXAMPLE

It is important to remember that a conservation district overlay is a regulatory tool – it is not a substitute for neighborhood planning. Rather, it is just one tool to help *implement* a neighborhood plan. Many neighborhood conservation zoning ordinances, in fact, require that such zoning be developed pursuant to an adopted neighborhood plan.⁷

The City of Denver is currently engaged in a multi-year comprehensive planning process and an extensive overhaul of its land use regulations. The concept of neighborhood stabilization has been fully integrated into the planning process.

Chapter 7: Areas of Change and Areas of Stability

Preservation and revitalization of neighborhood was a prevailing concern throughout the planning process. The need to direct and manage the location, type and intensity of future development to bring about wanted change was balanced by an equal desire to maintain those areas of the city with an established character. These divergent perspectives led to the plan concept of Areas of Stability and Areas of Change. Areas of Stability and Areas of Change have a symbiotic relationship and are not mutually exclusive. Each area in the city occupies a place on a continuum from change to stability, and its location on the continuum will change over time.



excerpts from “[Blueprint Denver](#)”

⁶ [Minneapolis Zoning Code, Ch. 551](#). See also [Charleston Zoning Code, Part 13, Sec. 54-286](#) (The Neighborhood District designation “authorizes neighborhoods that include a mix of uses to facilitate locating neighborhood services and workplaces in proximity to the primary users thereof. The district is intended to allow and encourage a variety of residential uses and to promote alternative modes of transportation by requiring interconnected street networks and pedestrian oriented designed streets.”); [Austin Traditional Neighborhood Districts, Zoning Code, Ch. 25-3](#).

⁷ E.g., Austin Neighborhood Conservation Combining Districts, [Zoning Code Div. 4, Sec. 25-2-371 et seq.](#)

There are some Tulsa neighborhoods that are fairly obvious candidates for a neighborhood conservation overlay. Waiting for a comprehensive evaluation and approach to the issue might allow further erosion of the essential character of these neighborhoods. An *ad hoc* approach, therefore, might be appropriate for certain neighborhoods, in advance of the comprehensive planning process – just as some neighborhoods have already adopted smaller scale neighborhood plans, which will be incorporated into the comprehensive planning process. That said, the long-term stability of well-established neighborhoods should be a significant concern of the comprehensive planning process.

A PROPOSAL TO IMPLEMENT CONSERVATION DISTRICTS IN TULSA (1992-1999)

Beginning in 1992, Tulsa Metropolitan Area Planning Commission (TMAPC) staff researched and developed draft recommendations for a conservation district overlay designation. The Conservation District Study was included in the TMAPC's annual work program in 1994-95 and 1995-96, "in response to development pressures that ha(d) begun to affect several of the city's otherwise stable neighborhoods. These pressures (we)re the result of inappropriate and often obsolete zoning patterns or the expansion of major non-residential uses adjacent to or into residential areas. The study's purpose was to identify and recommend means to stabilize the neighborhoods without jeopardizing the adjacent uses' viability."

On April 11, 1995, TMAPC staff recommended:

Draft Recommendation

Conservation District Overlay Designation Process April 11, 1995

1. TMAPC and City Council adopt Conservation District (CD) zoning category as amendment to Zoning Code.
2. Staff identifies potential (several, not a comprehensive list) neighborhoods that might qualify.
3. Same basic process as with blanket zoned neighborhoods: Neighborhoods that wish to pursue the CD overlay designation make that known to PC and staff; meeting is held to provide information on overlay and answer questions; neighborhoods gather evidence of support and need to present to PC.
4. Staff reviews materials presented; if neighborhood appears to be a candidate for rezoning, staff meets with neighborhood to confirm and discuss process. If neighborhood does not appear to meet criteria, staff informs neighborhood representative. Neighborhood may appeal through PC.
5. Public hearing for rezoning is held; if rezoning approved, staff is instructed to prepare amendments to reference the overlay zoning on this neighborhood in whatever District Plan is involved. Zoning change is by ordinance.
6. Staff develops District Plan amendments, with input from neighborhood and PC; amendments are presented at public hearing. Plan amendment is by resolution.

I have attached a copy of a briefing paper describing the Conservation District Study, as well as a draft amendment to the Zoning Code, adding a new Section 10B (to follow the Historic Preservation Zoning section).

Neither the Planning Commission nor the City Council adopted the recommendations. On April 15, 1997, then-Councilor Gary Watts placed the issue on the City Council's UED Committee agenda, but the meeting minutes do not reflect that the Council took any action.

b. Status of Conservation District concept as studied by TMAPC. (Watts) 97-449

The Conservation Districts would be a particular benefit to older neighborhoods built around CH zoning. There are currently 7 to 9 neighborhoods identified that would fall into this category. This would offer safeguards to neighborhoods as well as businesses in Pedestrian Districts (Cherry Street, Brookside). Infill design standards in these areas would be PUD's, and outlined in the ordinance. This item would also be included in INCOG's proposed FY 98 work program under Infill Redevelopment Policies, if approved by the Council

The last reference to the Conservation District proposal in the Council's database is a letter from then-Councilor Anna Falling, dated February 26, 1999

Mr. Gary Boyle, Chairman
1131 E 19th St
Tulsa, OK 74120

Dear Mr. Boyle:

I am writing to register my support of the Neighborhood Conservation District's design guidelines. I think this is a very important process for District 4 neighborhoods.

I applaud TMAPC's show of support by budgeting \$50,000 for a pilot program, and am looking forward to the results.

Please let me know if I can be of assistance in any way. You may reach me at 596-1924 or my new Aide, Cheral Crossland, at 596-1978. My website address is dist4@tulsacouncil.org.

Sincerely,

Anna Falling

AF:CC:jak
bc;

There is no indication that a pilot program was ever developed.

SUMMARY

Neighborhood conservation (or stabilization) districts are a fairly common response to the erosion of unique and valued attributes of established neighborhoods. There are plenty of examples from which to draw. The basic policy considerations are whether and to what extent conservation districts might be of value, and . . .

- How might conservation districts preserve the best attributes of stable neighborhoods, while not discouraging reinvestment? (There can be a fine line between conservation and stagnation.)

- What would be the criteria for determining which neighborhoods would be eligible for conservation district designation? Who would be able to initiate an application, and would the consent of property owners be required (if so, to what extent)?
- How would conservation districts relate to, and be distinguishable from, historic preservation districts?
- What regulatory measures would be available in conservation districts? Would they include architectural style/design review, or just planning elements (e.g. scale, density, setbacks, etc.)?
- How will conservation districts be integrated into, or coordinated with, the comprehensive planning process?
- How burdensome will the process be? Who will review and approve development plans for compatibility with conservation districts regulations?

ATTACHMENTS:

- **examples of conservation district (or similar) ordinances from other cities**
- **TMAPC documents regarding the 1995-96 conservation district proposal (paper copy only)**
- **summary of Denver neighborhood stabilization planning initiatives**

CONSERVATION DISTRICTS (OR SIMILAR NEIGHBORHOOD PROTECTIVE OVERLAYS) IN OTHER CITIES

City	Eligibility Criteria	Regulatory Measures
Albuquerque Urban Conservation Overlay, <u>Zoning Code Ch. 14, Sec. 14-16-2-28</u>	<p>This overlay zone may be used for areas which have distinctive characteristics that are worthy of conservation but which lack sufficient historical, architectural, or cultural significance to qualify as historic areas, and which, in addition:</p> <p>(a) Have recognized neighborhood identity and character;</p> <p>(b) Have high artistic value;</p> <p>(c) Have a relationship to urban centers or historic zones which makes the area's conservation critical; or</p> <p>(d) Are located outside of the Redeveloping Area and are subject to blighting influences.</p>	<p>The area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. Specific development guidelines for each Overlay Zone area shall be adopted by the Landmarks and Urban Conservation Commission.</p>
Austin Neighborhood Conservation Combining Districts, <u>Zoning Code Div. 4, Sec. 25-2-371 et seq</u> See also Traditional Neighborhood Districts, <u>Zoning Code, Ch. 25-3</u>	<p>(A) A neighborhood plan must be prepared by a sponsoring neighborhood organization.</p> <p>(B) A sponsoring neighborhood organization may obtain from the director of the Neighborhood Planning and Zoning Department a list of community resources available to assist the neighborhood organization with technical aspects of neighborhood planning.</p> <p>(C) After considering the age of a neighborhood, the degree to which a neighborhood is distinguishable from other parts of the city, and department resource availability, the director of the Neighborhood Planning and Zoning Department may assist a neighborhood organization with development of a neighborhood plan.</p> <p>(D) In addition to the information required by the Administrative Criteria Manual, a neighborhood plan must include an architectural survey of structures in the proposed NCC district that identifies the predominate architectural and urban design characteristics in the area and the characteristics that distinguish the area from other parts of the city.</p>	<p>A regulation established by an neighborhood conservation (NC) combining district modifies use and site development regulations of a base district located in the NC combining district in accordance with a neighborhood plan.</p>
Dallas Neighborhood Stabilization Overlay, <u>Development Code, 51-4.507 and 51A-4.507</u>	<p>In order to qualify for an NSO a neighborhood must be zoned for single family residential uses only (zoning districts beginning with an 'R') and primarily developed with single family structures. The proposed district must also have the following characteristics:</p> <p>It must be a minimum 50 single family structures in a compact, contiguous area; or</p> <p>It must be an original subdivision if the subdivision contains fewer than 50 single family structures.</p> <p>Boundary lines should be drawn to include blockfaces on both sides of a street and to</p>	<p>Front yard setback - Options range from the setback allowed by existing zoning to the build line as determined by the median setback of the homes in the neighborhood. This can result in front yard setbacks that are more or less restrictive than allowed under the current zoning. (If the Overlay establishes a setback that is less than a platted setback, the platted setback supersedes until the building line is removed by replat.)</p> <p>Side yard setback - Options range from the setback allowed by existing zoning to the build line as determined by the median side yard setback of the homes in the neighborhood. This could allow for setbacks that are more or less restrictive than allowed under current zoning. Side setbacks may be set separately for each side of the lot, as well as for corner lots.</p>

City	Eligibility Criteria	Regulatory Measures
	define logical edges of the district, such as a street, subdivision line, zoning line, utility easement, creek or other natural boundary. Except as provided above, mid-blockface breaks should be avoided.	<p>Garage location, placement and connection - Options may regulate whether the garage is attached or detached; has front, side or rear entry; and whether it is located in front of, behind or to the side of the main structure.</p> <p>Height - Height may either be the height allowed by the underlying zoning or it may be redefined by a 'height slope plane' which is a plane defined by a slope beginning at a point six feet above the centerline of the street and extending through a point located on the front building setback line, called a "district height". The district height must be between the median height of homes in the district and the height allowed by the underlying zoning if the median height is 20 feet or more. If the median height of homes in the district is less then 20 feet, the district height must be either the median height of the homes of the neighborhood or a point between 20 feet and the maximum height allowed by the underlying zoning. This slope will extend until it intersects the maximum height allowed by the underlying zoning. The maximum height of a single family structure, as height is defined by the Building Inspector's Office, cannot invade the height slope once it is established.</p>
<p>Oklahoma City Urban Conservation Districts, <u>Zoning Code,</u> <u>Chapter 59, Art. IV, Sec. 59-4300 et seq</u></p>	<p>A. The need for coordinated action or treatment because of physical, social, and/or economic relationships; the presence of unifying elements and cohesiveness within the district; similar land uses, densities, and intensities; and any other related problems, issues or factors;</p> <p>B. Evidence of structural deterioration, encroachment of incompatible land uses, existence of disruptive elements or other factors contributing to the decline of the district;</p> <p>C. The area exhibits revitalization potential;</p> <p>D. District property owners, residents and/or tenants desire and support urban conservation efforts;</p> <p>E. District designation conforms to City plans and policies; and</p> <p>F. Evidence that Urban Conservation designation would be an appropriate and effective method for the area.</p>	<p>Specific standards and controls to regulate the district . . . may include provisions governing:</p> <p>(a) The use of land, but no Urban Conservation District regulations shall supersede any other provisions in this chapter regulating the Low Impact Institutional: Residential Oriented (2304.15) use unit and the Community-Based Care Facility (2308) use unit;</p> <p>(b) Density and/or intensity of land use such as minimum lot size, maximum floor area, floor area ratios, number of dwelling units per acre, minimum lot area per dwelling unit and other related provisions;</p> <p>(c) Area and bulk restrictions including setbacks, maximum lot coverage, height controls, open space requirements and other related provisions;</p> <p>(d) Accessory uses and yard utilization regulations such as landscaping, fencing, carports, access regulations, sidewalks, home occupations, animal regulations, signs and other related provisions;</p> <p>(e) Parking regulations such as number of required spaces per type of use, the location and design of parking areas, restrictions concerning recreational vehicles, trailers, boats, large trucks, and other related provisions.</p> <p>(2) Regulation of the conversion of existing structures including provisions governing the use of converted structures, minimum structural standards, minimum floor area standards, minimum volume, parking and/or other related provisions;</p> <p>(3) Special procedures and techniques for enforcement of the City's building, housing and maintenance codes;</p>

City	Eligibility Criteria	Regulatory Measures
		<p>(4) Procedures, techniques and devices for implementation and enforcement of this section including the delegation of certain responsibilities and authorities to duly constituted commissions, boards, committees, associations or officials.</p> <p>(5) Notification methods including the placement and erection of identification markers.</p>
<p>Omaha Neighborhood Conservation / Enhancement Overlay, <u>Zoning Code Ch. 5, Art. XI, Sec. 55-601 et seq</u></p>	<p>The city council may adopt an NCE district if the area meets one or more of the following criteria:</p> <p>(a) The area has distinctive building features, such as scale, size, type of construction, or distinctive building materials, that should be preserved.</p> <p>(b) The area has distinctive site planning features, such as lot platting, setbacks, street layout, alleys or sidewalks, that the base district regulations cannot accommodate.</p> <p>(c) The area has distinctive land use patterns, including mixed land uses or unique uses or activities, that the base district cannot accommodate.</p> <p>(d) The area would benefit from the adoption of new urban design criteria that would significantly enhance the character of existing and new commercial development or redevelopment in the area.</p> <p>(e) The area has special natural or streetscape characteristics, such as creek beds, parks, gardens or street landscaping, that should be preserved or respected.</p> <p>Each NCE district shall include a contiguous area of at least five acres, including intervening streets, alleys and private ways.</p>	<p>Applications for NCE designation must include “A specific set of modifications to be made in existing base district regulations, including use, site development, off-street parking, and other regulations included in this chapter.”</p>
<p>Tulsa (Proposed in 1995)</p>	<p>An area may be zoned CD if it meets all of the following criteria.</p> <ol style="list-style-type: none"> 1. The area must be less than 50 years old or otherwise not meet criteria for Historic Preservation (HP) zoning. 2. The CD boundaries must encompass a contiguous area. 3. At least 75% of the land within the CD boundary must be developed. 4. The area must be stable or capable of being stabilized, as evidenced by the following. <ol style="list-style-type: none"> a. The majority of properties must be owner-occupied. b. At least 90% of the properties must be in RS-Single Family Residential zoning and 	<p>The Design Guidelines for each CD designated area should address, at a minimum, the following issues. These are to apply to all new construction, property reuse, alterations and additions.</p> <ol style="list-style-type: none"> A. Building height, bulk and area B. Building setback C. Allowed uses and reuses (see Sections 1071 and 1072, above) D. Expansion of existing legally-conforming uses; signage, lighting and screening of these uses where they are adjacent to residential uses E. Provisions for Special Exceptions

City	Eligibility Criteria	Regulatory Measures
	<p>in single-family use.</p> <p>c. The majority of the housing stock must be in good condition.</p> <p>5. The area may be nominated for designation by property owners, the Tulsa Metropolitan Area Planning Commission or the City Council. However, the nomination must be supported by a majority of the property owners in the area.</p>	<p>F. Allowed types of buffering and screening at the district's perimeter and where adjacent to non-residential uses</p> <p>Compatibility of construction materials, architecture and scale with the surrounding residential area</p>
<p>Wichita Protective Overlay District <u>Zoning Code Art. III(C)(6)</u></p>	<p>upon application/per neighborhood plan</p>	<p>Restrictions and conditions imposed by a P-O district shall be limited to the following.</p> <p>(1) Prohibiting otherwise permitted or Conditional Uses and accessory uses; or making an otherwise permitted use a Conditional Use;</p> <p>(2) Decreasing the number or average density of dwelling units that may be constructed on the site;</p> <p>(3) Increasing minimum lot size or lot width;</p> <p>(4) Increasing minimum setback requirements;</p> <p>(5) Restrictions on access to abutting properties and nearby roads, including specific design features; and</p> <p>(6) Any other specific development standards required or authorized by this Code.</p>

Excerpts from Blueprint Denver

Chapter 7: Areas of Change and Areas of Stability

Preservation and revitalization of neighborhood was a prevailing concern throughout the planning process. The need to direct and manage the location, type and intensity of future development to bring about wanted change was balanced by an equal desire to maintain those areas of the city with an established character. These divergent perspectives led to the plan concept of Areas of Stability and Areas of Change. Areas of Stability and Areas of Change have a symbiotic relationship and are not mutually exclusive. Each area in the city occupies a place on a continuum from change to stability, and its location on the continuum will change over time.

Areas of Stability include the vast majority of Denver and are primarily the fairly stable residential neighborhoods where minimal change is expected during the next 20 years. The goal is to maintain the character of these areas yet accommodate some new development and redevelopment to prevent stagnation. Some Areas of Stability mainly need public infrastructure, additional services or investment in housing to maintain and improve quality of life. Others need development and

design standards to maintain their character. Meanwhile, the vast majority of new development will be funneled to areas that will benefit from and thrive on an infusion of population, activity and investment. These places are Areas of Change. In these areas Blueprint Denver promotes reuse, redevelopment and greater

sustainability by bringing development close to existing and planned transit and improving Denver's transportation system.

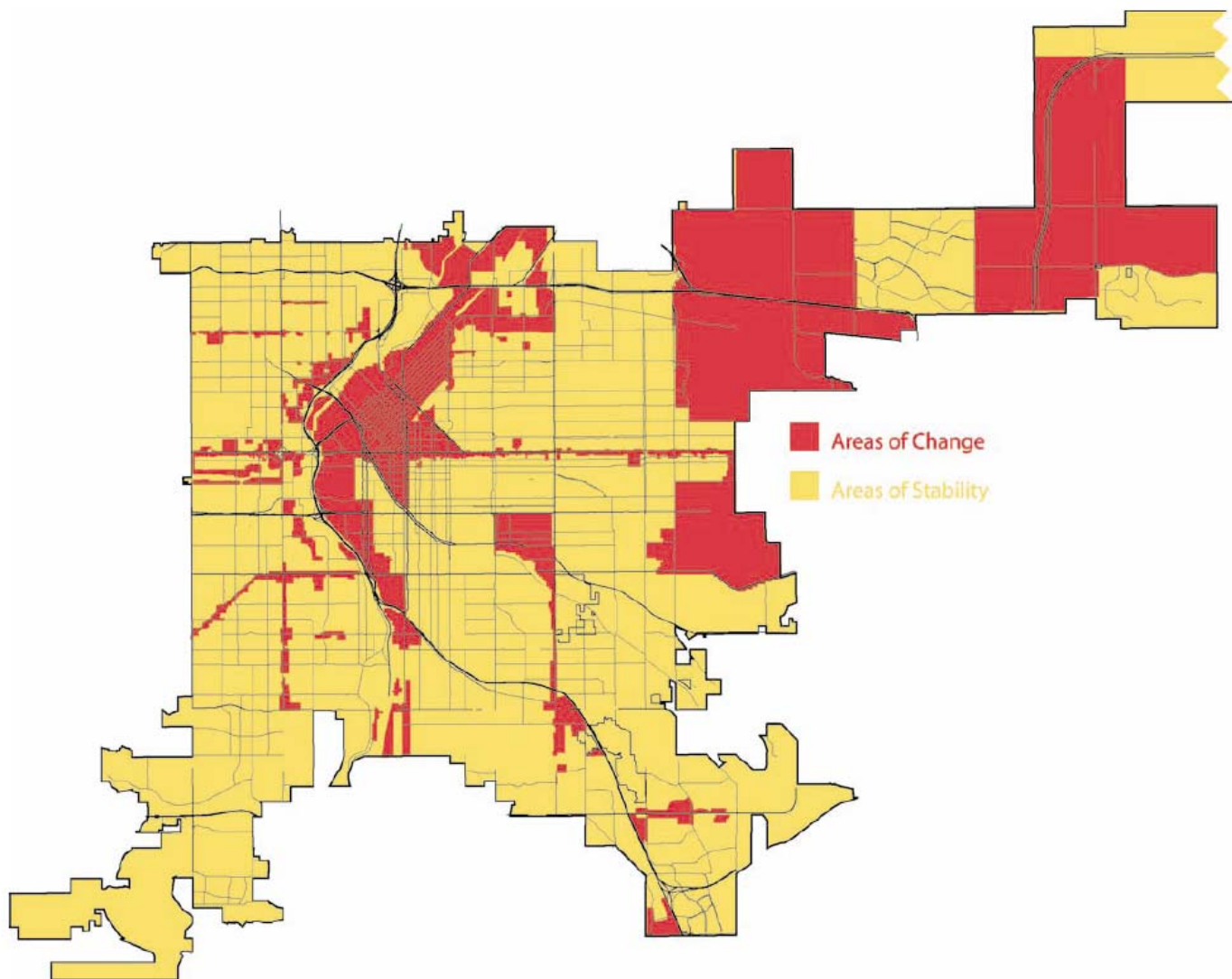
A combination of regulatory, partnership and public infrastructure will be employed in Areas of Stability and Change to achieve desired outcomes.

Key Concepts

- All areas of Denver are either clearly an Area of Stability or Change, or on a continuum from change to stability
- Growth should be directed to places that will benefit from an infusion of population, activity and investment (Areas of Change)
- Character preservation, reinvestment and limited growth are the primary concerns for stable residential neighborhoods (Areas of Stability)
- When growth occurs in stable residential areas it should be focused to centers, activity nodes and near transit routes
- Regulations should encourage development, yet maintain standards for appropriately located density and urban design
- Public and private partnerships create innovative projects
- Public infrastructure investments will improve the physical environment of the City and stimulate private investment
- Smart growth in Areas of Change connects residents to transit, jobs and centers of activity, and increases housing and employment opportunities

E. Colfax on the continuum of change: E. Colfax in 2000 is an Area of Change





For detailed
information go to
chapter X, page X

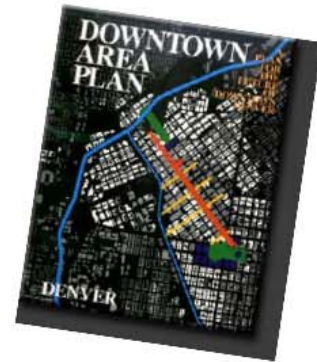
With the successful completion of public infrastructure investments to improve the street design, regulatory changes to stimulate private, mixed-use development and partnerships to fund and maintain the desired changes, E. Colfax becomes an Area of Stability.



Chapter 8: Small Area Planning



Left: Residents participate in a small area workshop, designed to address neighborhood specific issues and their relationship to city-wide policies.



Right: Small area plans, such as the Downtown Area Plan, are a way to address neighborhood specific issues.

Denver is fortunate to have strong neighborhood organizations that historically have used neighborhood plans to address their areas' issues. Building on this experience, neighborhood or "small area" plans are one of the most effective ways to implement the details of Blueprint Denver. There are three types of small area plans: district, corridor and neighborhood.

These plans can address issues specific to an area with model solutions. Small area plans should incorporate broader citywide goals as part of their recommendations. Agreement between Plan 2000 and Blueprint Denver is required. Conflicts between small area plans and Blueprint Denver, however, should be addressed and resolved. Small area plans also should address the preservation and enhancement the city's transportation system and providing a variety of housing for all ages and income levels.

Blueprint Denver encourages small area plans to use a standardized process, format and tools. This will enable the small

Small area plans can address a specific area's unique issues with tailored solutions.

area plans to be more smoothly crafted, readily adopted, and more effectively administered.

The basic strategy of Blueprint Denver is to balance the ability to address localized concerns with strategies that further citywide goals.

Key Concepts

- Small area plans for neighborhoods, corridors and districts should utilize a standardized process, format and planning tools
- Small area plans must ultimately agree with both Plan 2000 and Blueprint Denver
- Conflicts between small area plans and Blueprint Denver can lead to changes to Blueprint Denver
- Civic responsibilities that improve the overall quality of Denver will be addressed in small area plans



For detailed information go to chapter X, page X of the Plan.

Chapter 9: Implementation

Blueprint Denver outlines basic strategies that will dramatically improve the quality of our built and natural environment. Contrary to traditional approaches, Blueprint Denver goes beyond merely the regulatory aspects of planning. The plan instead uses a three-pronged approach to implementation: regulation, public infrastructure, and partnerships between private organizations and public agencies.

Regulations are tools to shape the form of private investment, such as the location on land of buildings and parking, the form and size of buildings, and basic design features such as the size and location of a garage door. Regulations can affect the likelihood that development will happen, where it is wanted, and can discourage incompatible development. Public infrastructure investments are direct expenditures that change the form of the built or natural

environment. These changes typically occur within the public right-of-way, or come in the form of land purchases for parks or transportation facilities. Public investments can improve an area single-handedly and can also change the climate in which private decisions are made.

Partnerships involve a sharing of efforts, money, or expertise between the City and County of Denver and either another

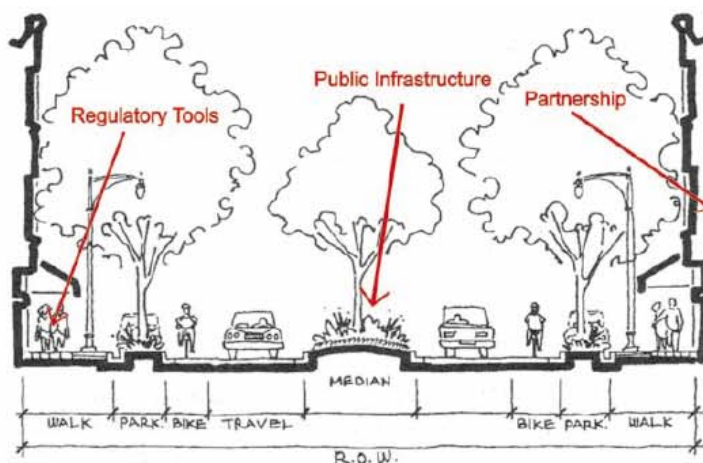
governmental agency, a business entity or private person, or a non-profit organization. Partnerships can accomplish a wide array of goals, including the traditional development of land, the provision of transit service, affordable housing, or the cleanup of contaminated soils.

The combination of regulatory, public infrastructure and partnership tools used in a coordinated, strategic manner can be a powerful agent for desirable change.

Blueprint Denver outlines basic strategies that can dramatically improve the quality of our built and natural environment.

Key Concepts

- Inter-agency coordination will maximize resources available for planning and development
- Key regulatory implementation priorities include revising the zoning code and developing pedestrian and transit overlay zones
- Key public infrastructure implementation priorities include building out the rapid transit system, managing traffic in neighborhoods and enhancing bicycle and pedestrian facilities
- Throughout implementation, collaboration through public and private partnerships will bring together interests and resources to create innovative projects



Our physical environment is shaped by private investment that is regulated by the public, public infrastructure and by partnerships.



For detailed information go to chapter X, page X of the Plan.

Regulatory Tools



Left: Regulatory tools, such as development and design standards, help to ensure that new development is not incompatible and out of scale with surrounding buildings.

Regulation can be a powerful tool to help bring about the vision and changes within Blueprint Denver. For example, zoning regulations can be changed to allow innovative, effective approaches to creating development that both uses land efficiently and is economically feasible. Design standards can ensure that the quality of design is an asset to the surrounding neighborhood. Finally, for large vacant Areas of Change, subdivision regulations can be used to ensure new development is composed of an interconnected street grid with blocks similar in scale to traditional Denver neighborhoods.

One change that needs to occur before regulations can be used effectively is to reorganize the zoning code. That will require reducing and standardizing definitions of land use and adding appropriate development and

Reorganization of the zoning code is essential to achieving regulatory change.

design standards. Once the code itself is reorganized, it will be necessary to re-evaluate the content of the various zone districts. Some may be used so infrequently that it makes sense to eliminate them. Others may contain standards and requirements that no longer are compatible with Denver's vision.



For detailed information go to chapter X, page X of the Plan.

Priority Actions

- Reorganize Zoning Code
- Consolidate site plan review processes and revise site plan rules and regulations
- Prepare overlay district language
- Propose map amendments to deal with significant land use-zoning discrepancies
- Evaluate zone districts for consistency with Plan
- Use Blueprint Denver Plan Map to evaluate zoning map amendments
- Amend Subdivision ordinance and rules and regulations
- Establish transportation standards that incorporate designs for multi-modal streets