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Stapleton – Eastbridge Town Center FAQs

UPDATED June 27, 2014

Denver Community Planning and Development (CPD) has received several inquiries about the planned project at the Eastbridge Town Center in Stapleton. While no site plans have been submitted to our office yet, we are aware of King Soopers' basic concepts for the site. We hope the following Q & A sheds some light on the regulations and process that will apply in the development of this site.

We share the community's interest in promoting a walkable, mixed-use urban community at Stapleton.

Q & A

Why are there two sets of Stapleton Design Criteria?

When Stapleton was developed, the City sought a cohesive set of urban design standards and guidelines that could be enforced by city government; several other Denver neighborhoods have such guidelines.

In 1999, the Denver Planning Board approved the [Design Guidelines for Stapleton](#) (PDF), which include streets, bicycle/pedestrian circulation, lot and block patterns, site planning, architectural design, landscape design, lighting and signage. Amendments were approved by the Denver Planning Board in 2004.

Stapleton Development Corporation, in turn, chose to create private design covenants that parallel the City's guidelines. There are some shared topics between the City's adopted guidelines and the private guidelines developed by Stapleton; both documents address site planning, landscaping and architecture. In general, the private guidelines are more detailed and address more aesthetic details than the City's guidelines.

To what extent are the Stapleton Development Corporation Design Criteria enforceable?

The City of Denver does not review projects against the Stapleton Design Review Committee's private covenants. However, the City does review any development in Stapleton against all applicable zoning regulations and the City's adopted *Design Guidelines for Stapleton*.



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What are the types of things the city will look for in reviewing an Eastbridge Town Center plan, once submitted?

The site development plan review and approval process is meant to address and manage any external effects of that particular development on the site, including traffic impact mitigation, parking options, stormwater, emergency services access, sewer capacity and sidewalks. Site development plan review will ensure that the development is consistent with applicable city regulations, including zoning. (There are two zone districts on the site of the proposed development. The larger, main site is zoned M-MX-5; the site of the proposed gas station is zoned C-MU-20.)

Any site development plan at this location will also be reviewed against the City's established *Design Guidelines for Stapleton*.

Can this site development plan be reviewed by the Denver Planning Board?

The Denver Planning Board approved the *Design Guidelines for Stapleton*; the board does not review specific site development plans as those are approved administratively by city departments.

What are the timeframes for review and approval?

From the submittal of conceptual ideas to final approval of the plan, a general timeline for site development review is 4-6 months.

What types of traffic studies, if any, will be conducted?

Absent a formal submittal with specifics on the site, it's unclear as to whether a traffic study might be required.

Is a public hearing required?

City regulations do not require public hearings for site development plans. Stapleton has opportunities for input through its processes — including the Citizens Advisory Board (CAB) and the CAB Zoning and Planning Committee, which are open to the public. Representatives from Denver Community Planning and Development have been attending Stapleton's meetings and listening to the feedback and concerns being shared.

Where can the relevant South Stapleton General Development Plan (GDP) be found online?

General development plans provide for large, complex or phased development projects in mixed-use zone districts. GDPs for Stapleton are available online at www.denvergov.org/CPD; go to Planning and Design, then Completed Plans and search for Stapleton GDPs.

Please direct any additional questions to Chris Gleissner, Planning and Development Supervisor with the Department of Community Planning and Development: chris.gleissner@denvergov.org.