

COLORADO BOULEVARD HEALTHCARE DISTRICT (CBHD) BOARD FUNCTION AND PROCESS

Board Function

The Colorado Boulevard Healthcare District Board will evaluate planning, zoning and development proposals, and other appropriate issues, for the redevelopment of the CBHD. The Board may make recommendations to the applicant, member organization, the City of Denver, Denver City Council and other relevant government agencies. The Board's recommendations are advisory in nature.

Submission of Planning, Zoning and Development Proposals

Planning, zoning and development proposals within the CBHD shall be submitted to the Board for review prior to, or concurrent with, submission to the appropriate City and County of Denver agencies. Planning, zoning and development proposals to be submitted to the Board may include but shall not be limited to information required by the City, including a preliminary site plan and elevations (if appropriate).

Evaluation Process

The Board shall evaluate the planning, zoning and development proposal based on criteria, which may include but shall not be limited to:

1. Conformance with sound planning and design principles.
2. Compatibility with other surrounding uses.
3. Input from area residents, member organizations, neighborhood organizations, project subcommittees and/or the surrounding business community.
4. Traffic, parking and access impacts.
5. Effect of the development on Denver's economic and other goals and surrounding property values.
6. Benefits and challenges of the proposed development.
7. Pedestrian and vehicular connections.
8. Adopted Plans & Policies

The Board understands that either the Board or developers may request wider community input to review certain aspects of the proposed project during the planning, zoning and development processes. Also, the Board recognizes that the preliminary site plan and elevations will be conceptual in nature. These planning documents will be used to facilitate conversation, collect input from the Board and the community, and aid in the final recommendation of the Board. The Board, prior to submission to Denver City Council or an appropriate government agency, may request review of the final proposed development for informational purposes.