



930 N Bryant Street, 2449 W
10th Avenue, 991 N Alcott Way

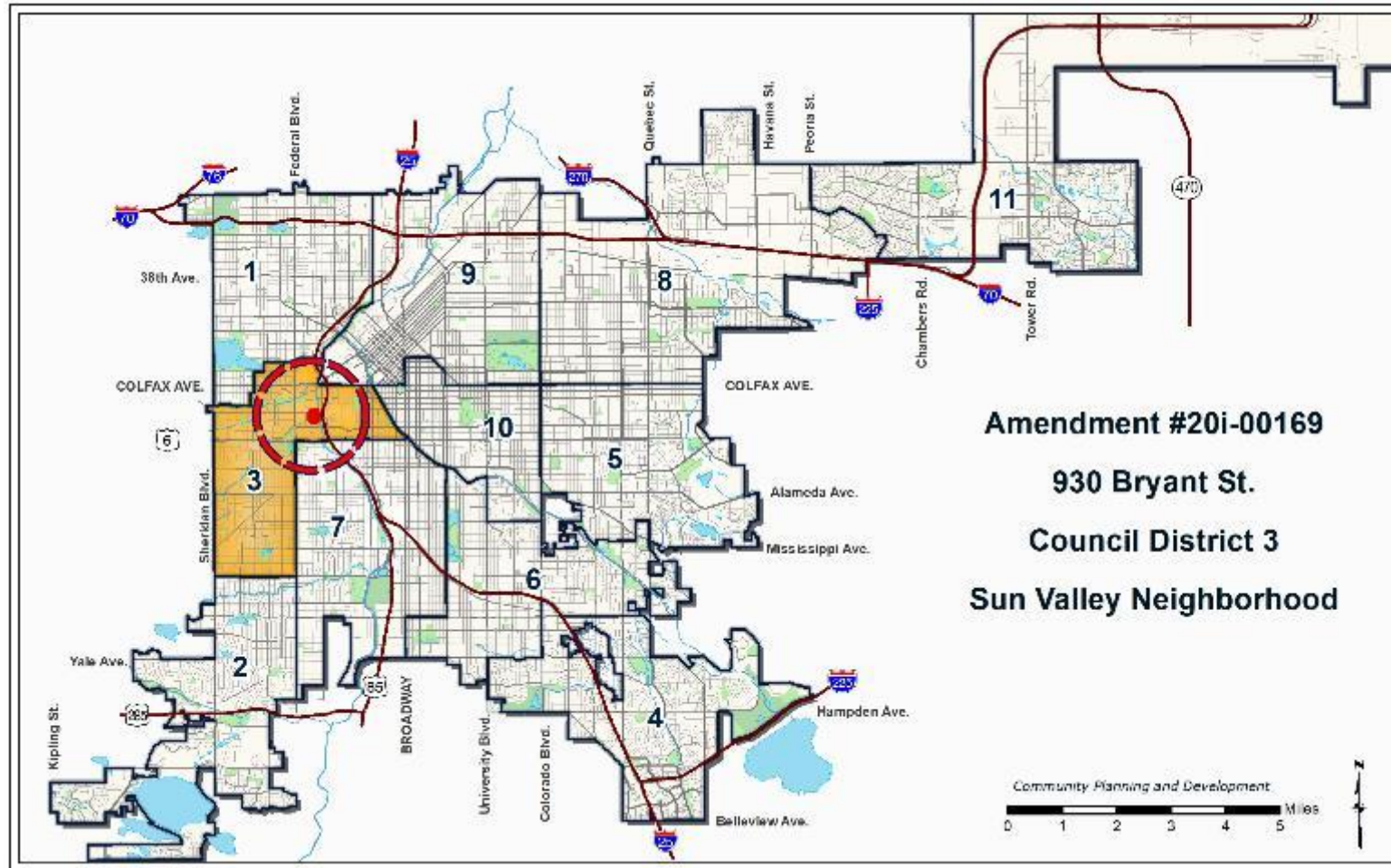
2020-00169

Request: C-RX-8 to C-MX-12

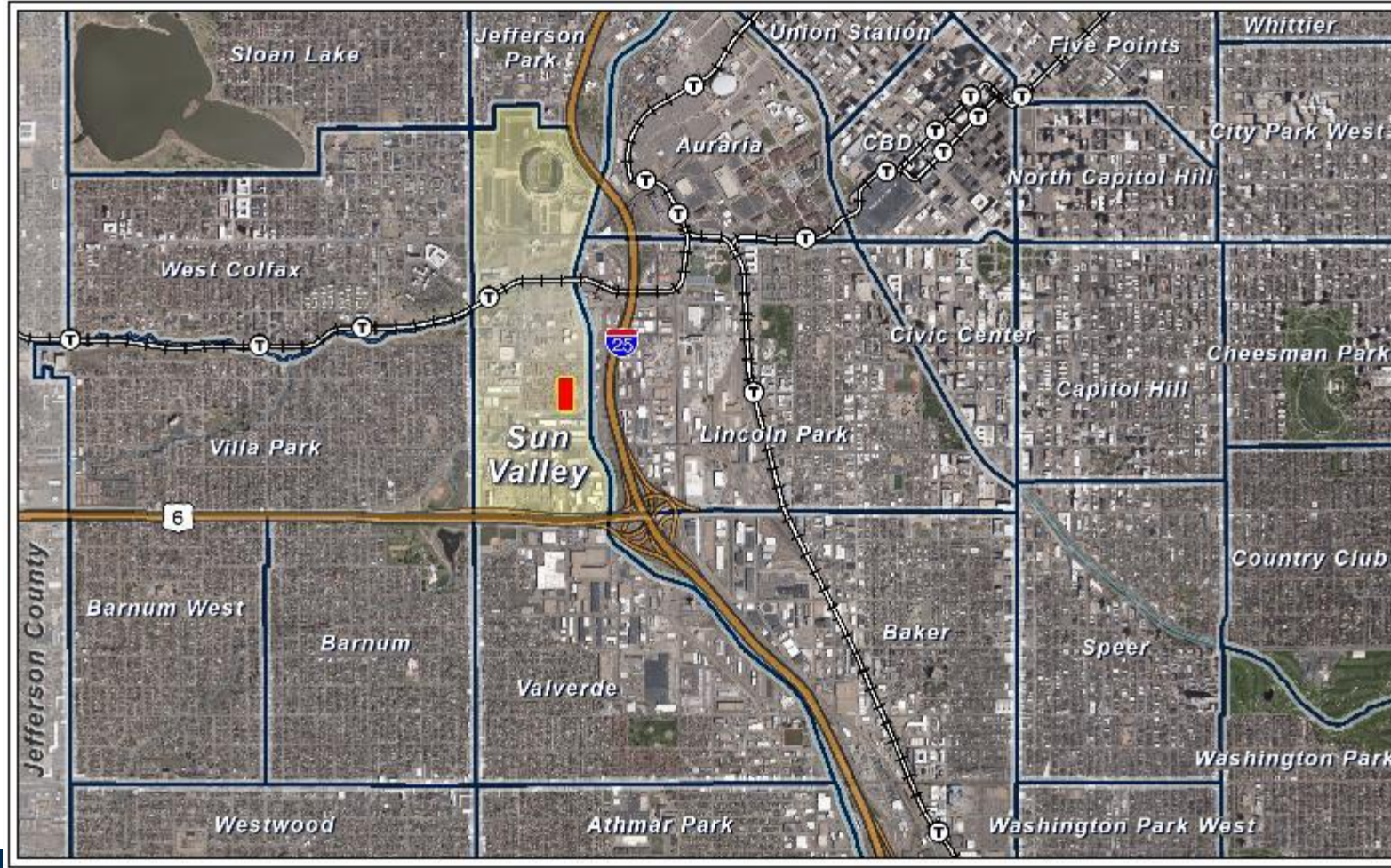
Land Use, Transportation, and Infrastructure Committee

Date: 05/18/2021

Council District 3



Sun Valley Neighborhood

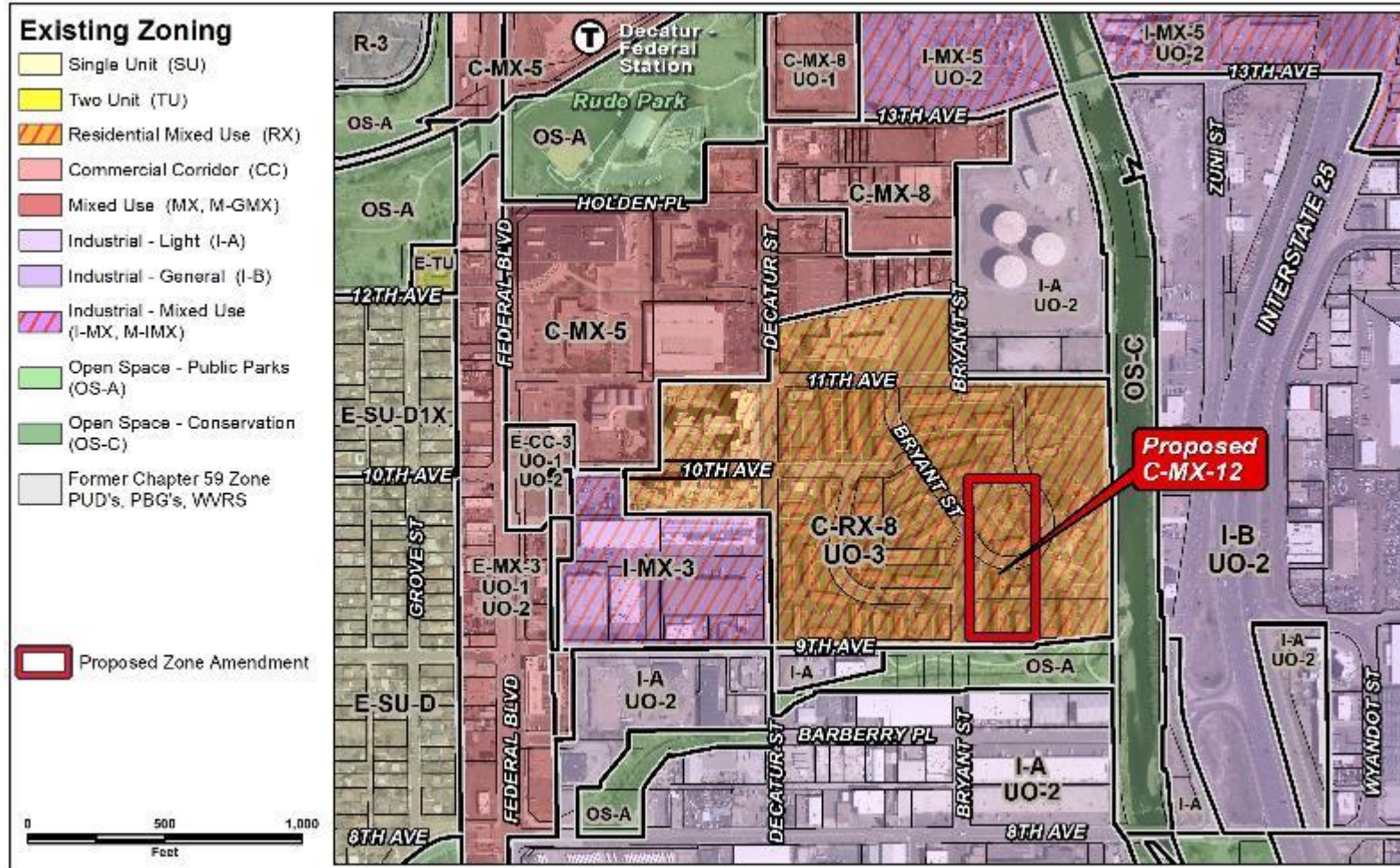


Request: C-MX-12



- **Location:**
 - Approx. 3.28 acres
 - One and two story multi-unit residential buildings
- **Proposal:**
 - Rezoning to C-MX-12
 - Allows mixed-use development

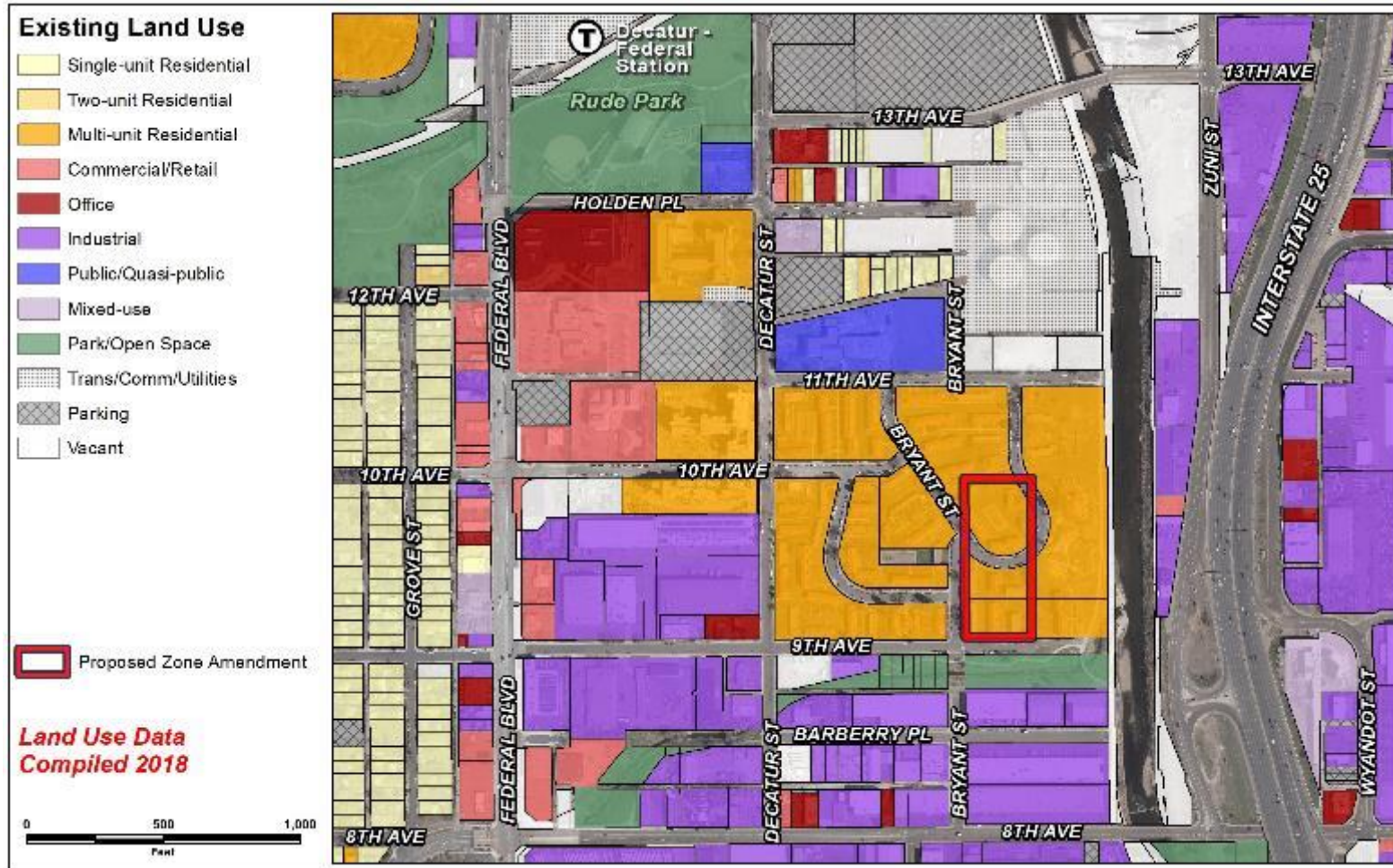
Existing Zoning



Current zoning:
C-RX-8

Adjacent zoning:
OS-A, C-RX-8

Existing Land Use



Current land use:
Multi-unit Residential

Adjacent land uses:
Multi-unit Residential,
Industrial

Process

- Informational Notice: 3/03/2021
- Planning Board Notice: 4/20/2021
- Planning Board Public Hearing: 5/05/2021 (unanimous recommendation of approval)
- LUTI Committee: 5/18/2021
- City Council Public Hearing: 7/26/2021 (tentative)
- RNO Comment – One letter of support from SVCC
- Public Comment – None at this time

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Housing an Inclusive Denver (2018)*
- *Decatur-Federal Station Area Plan (2013)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

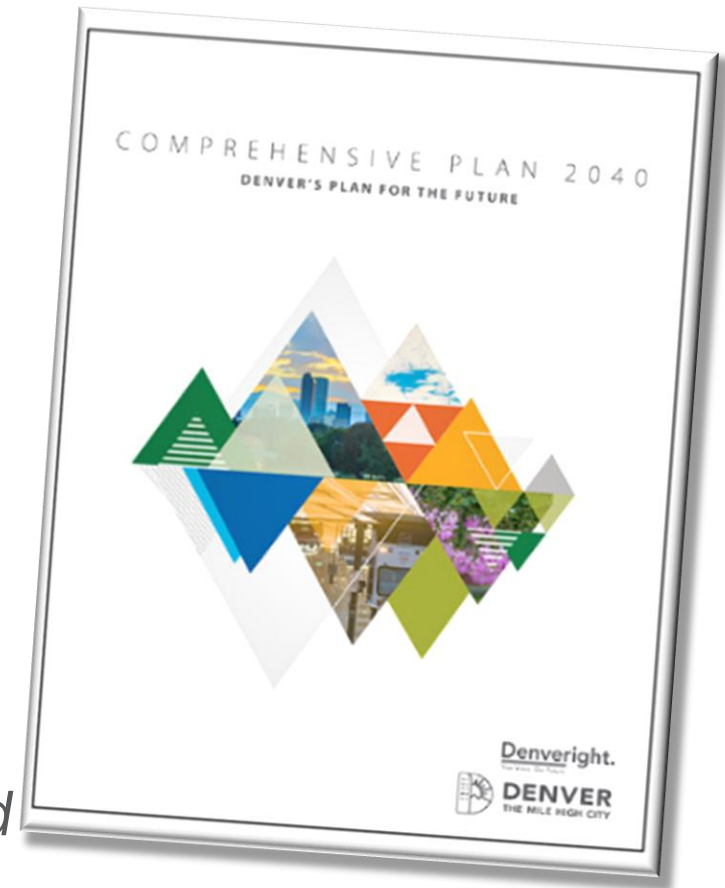
4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

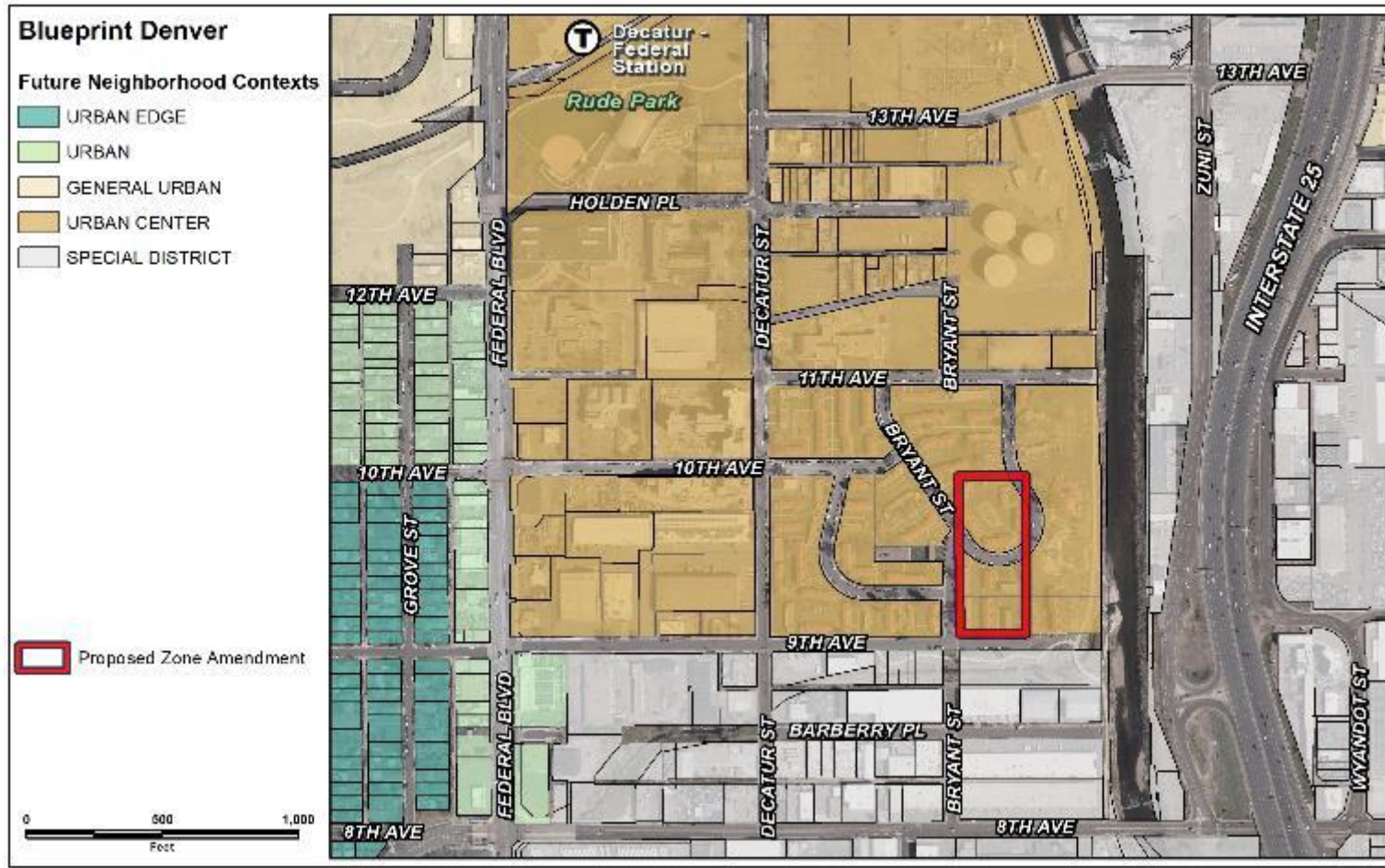
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy A - *Build a network of well connected, vibrant mixed-use centers and corridors* (p. 34).
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).



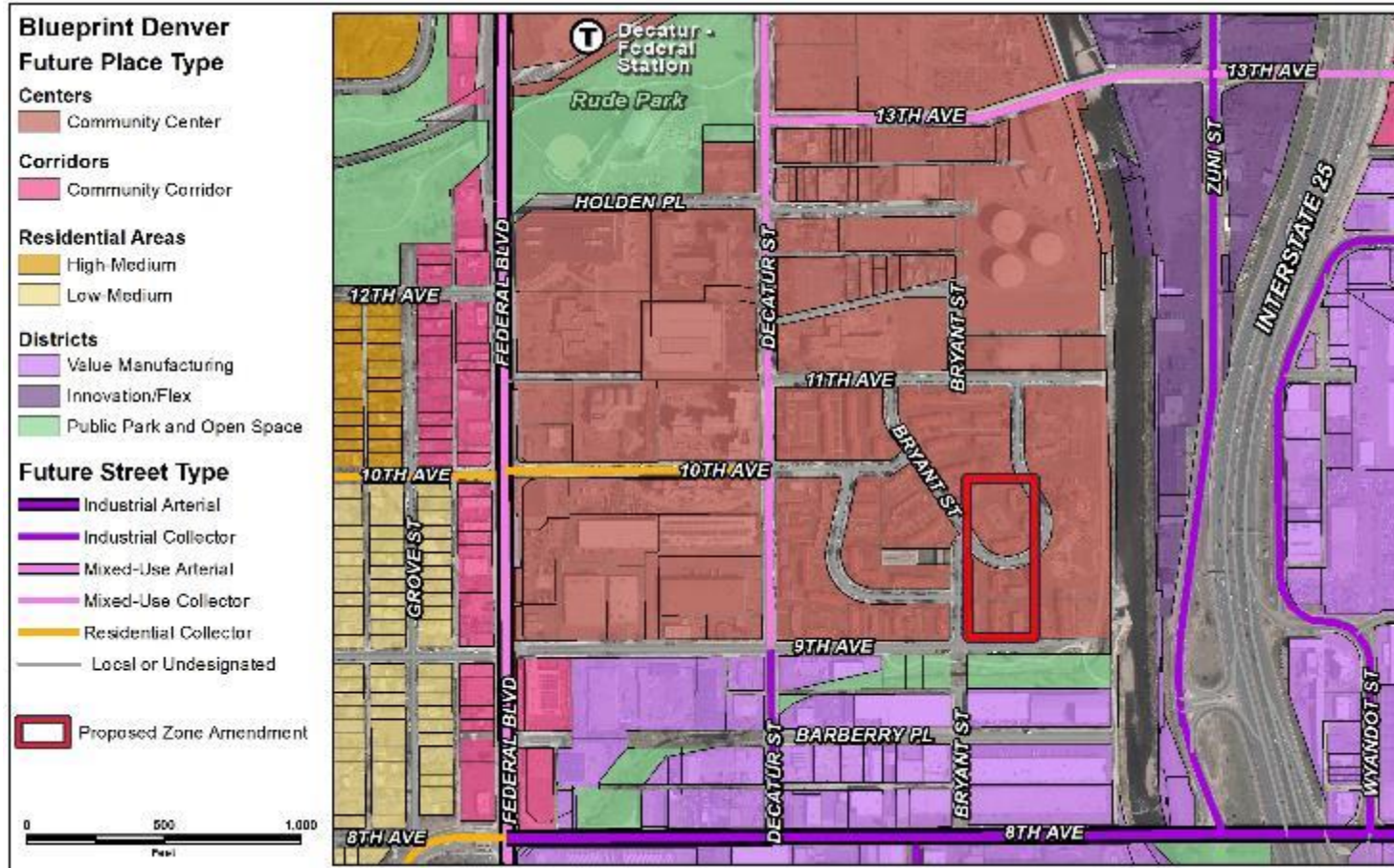
Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**

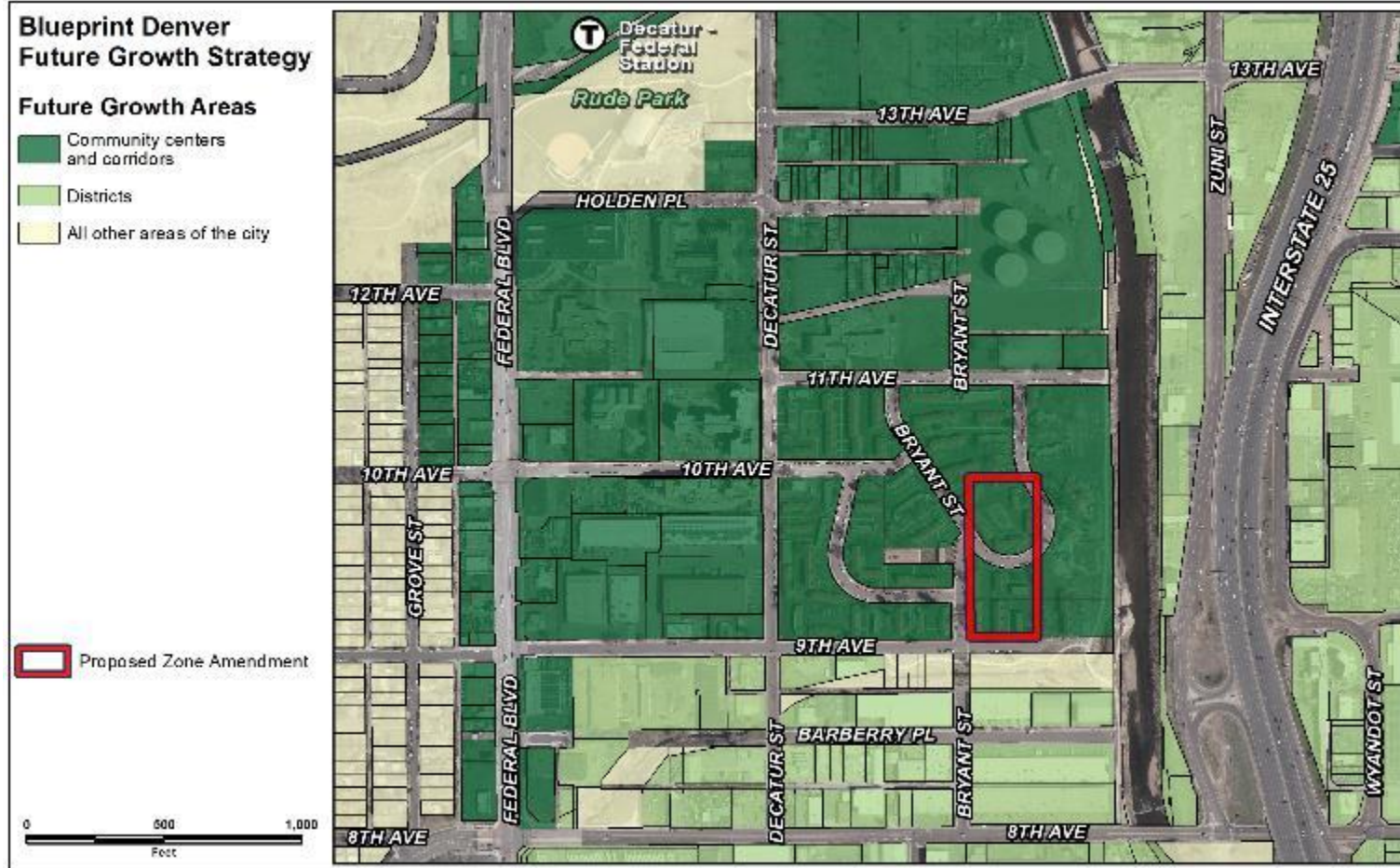
The Urban Center context is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge”. Urban Centers are characterized by a high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms. The proposed C-MX-12 zone district is a mixed-use zone district. “Mixed-Use districts are focused on creating mixed, diverse neighborhoods”

Consistency with Adopted Plans: Blueprint Denver



- **Community Center**
 - A mix of office, commercial and residential uses
 - Buildings are larger in scale than local centers and orient to the street or other public spaces
 - Building heights are generally up to 12 stories
- **Street Types**
 - Reconnected 10th Ave: “Main Street”
 - Reconnected Bryant St: Undesignated/Local

Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy: Community Center

- 25% of new housing
- 20% of new employment

*Most growth is guided to regional centers, **community centers and corridors**, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

Review Criteria: Consistency with Adopted Plans

- *Housing an Inclusive Denver (2018)*

“Promote development of new affordable, mixed-income and mixed-use rental housing” (83)

- The property is currently restricted from use for anything other than affordable housing through a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) which is recorded against the property.
- The proposed development will be restricted to the use of affordable housing through a 40-year land use restriction agreement (LURA) with the Colorado Housing and Finance Authority (CHFA) and a HUD Declaration of Restrictive Covenant (DORC). Both the LURA and DORC will be recorded against the property.
- Redevelopment of Sun Valley is also subject to the terms of the D3 Agreement IGA between the City and County of Denver and the Denver Housing Authority. This agreement requires permanent affordability.

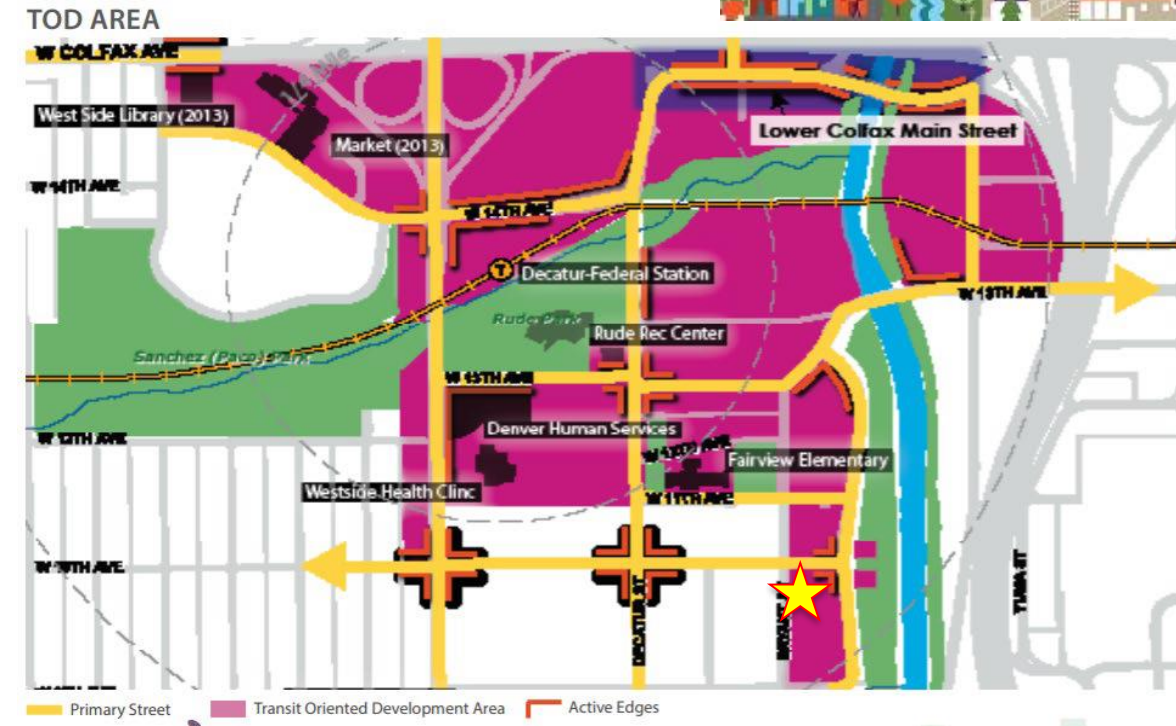


Review Criteria: Consistency with Adopted Plans

- Decatur-Federal Station Area Plan (2013)

Transit Oriented Development character area:

- Highest intensity of development and mixture of multifamily residential, office and commercial land uses concentrated in a very walkable compact neighborhood with great access to transit and amenities. Neighborhood Context.
- This vision corresponds to the Urban Center Neighborhood Context.
- The menu of zone districts offered within the Urban Center Neighborhood Context... [is] suited to implement the vision for the TOD area.



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Implementation of adopted plans
- Building form standards will compel improved site and building design that promotes pedestrian interest and activity, which is linked to improved built environments and improved safety
- Provide better health outcomes through increased physical activity

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

CPD recommends Planning Board recommend **approval** based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent