

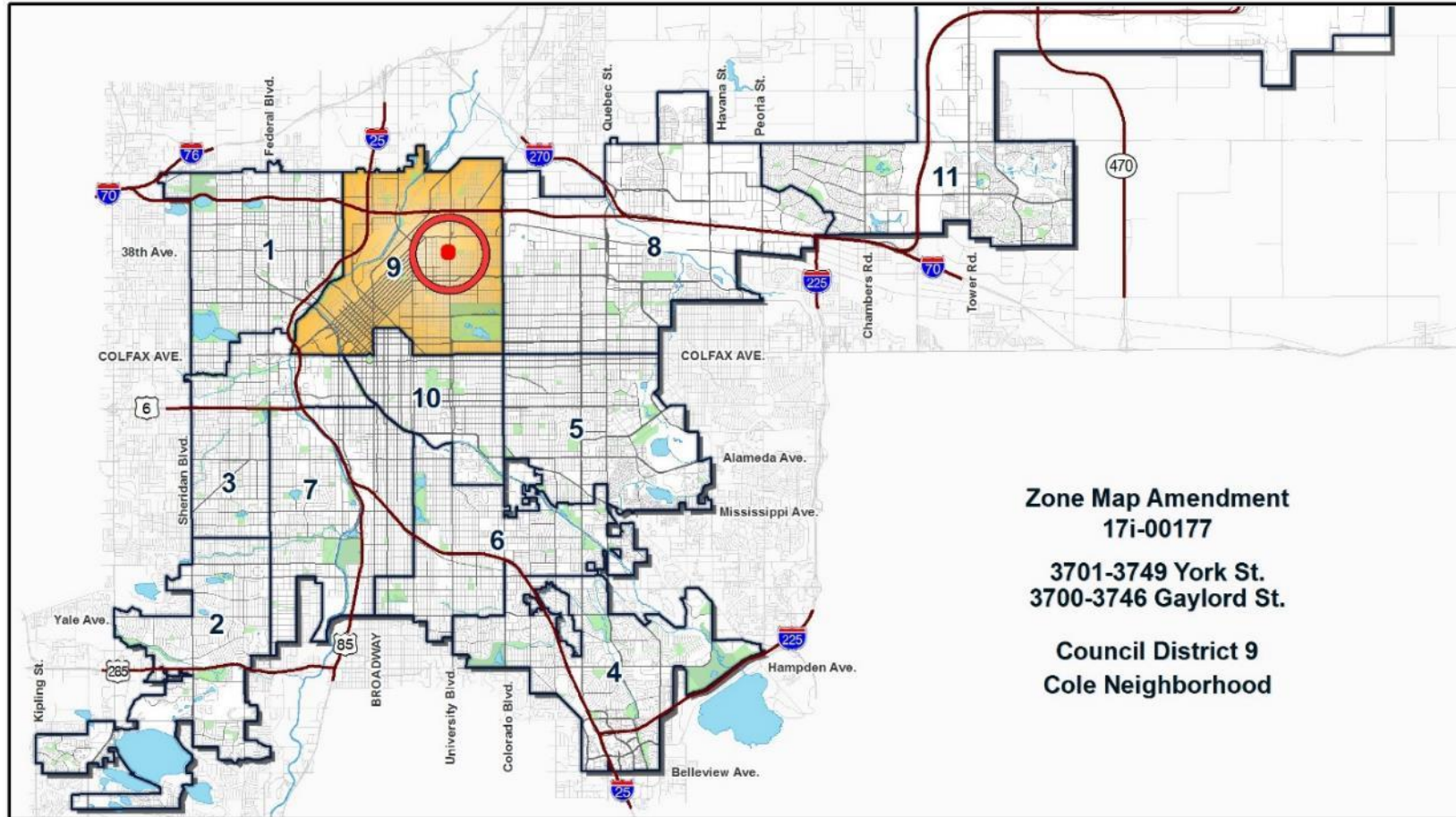


Official Map Amendment

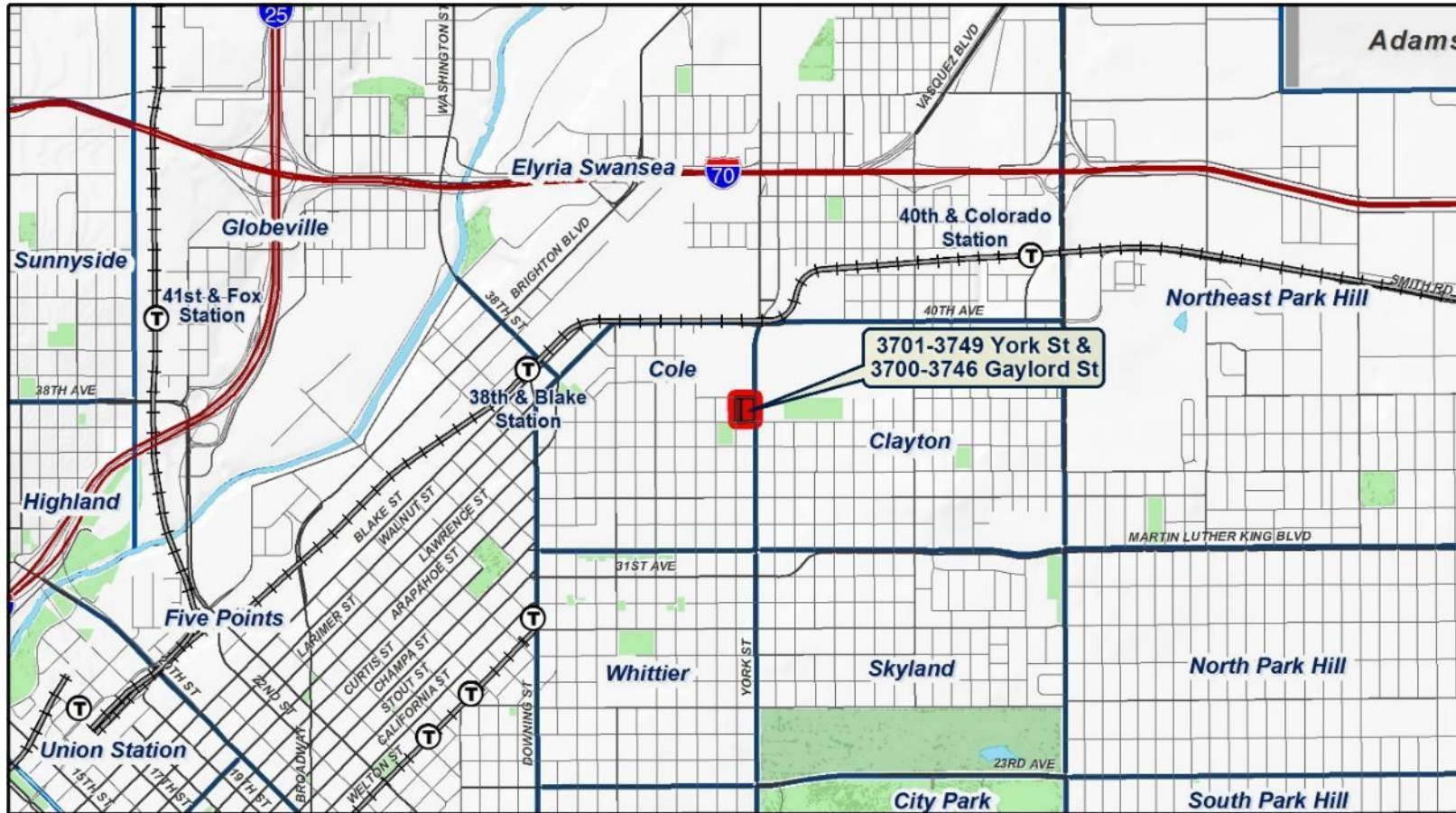
#2017I-00177 for 3700-3746 Gaylord Street and 3701-3749
York Street from U-RH-2.5 to U-RX-3 and U-RX-5

City Council, April 1, 2019

Council District 9



Cole Neighborhood





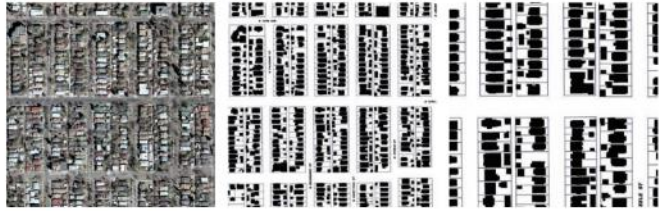
- **Location:**
 - Approx. 97,850 square feet or 2.25 acres
 - Vacant (formerly multi-unit residential)
- **Proposal:**
 - Rezoning from U-RH-2.5 to U-RX-3 and U-RX-5
 - Facilitate redevelopment of the site with affordable housing

Affordable Housing Agreement

- Affordable housing agreement for the proposed U-RX-5 portion of the property concurrent with the rezoning
- 20% of residential units would be affordable to households earning no more than 60% of Area Median Income (AMI) for rental units and no more than 80% of AMI for for-sale units

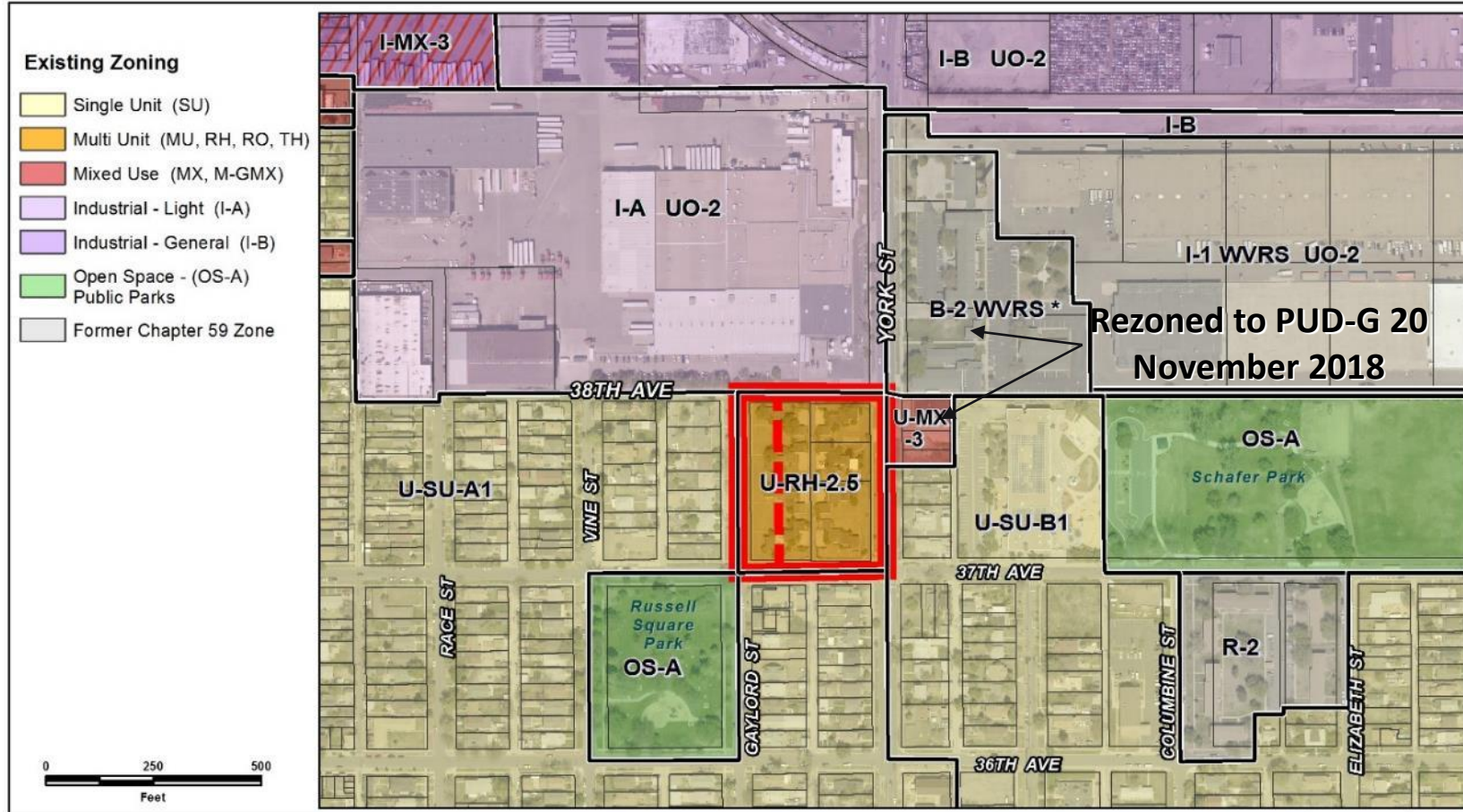
Request: U-RX-3 and U-RX-5

ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT



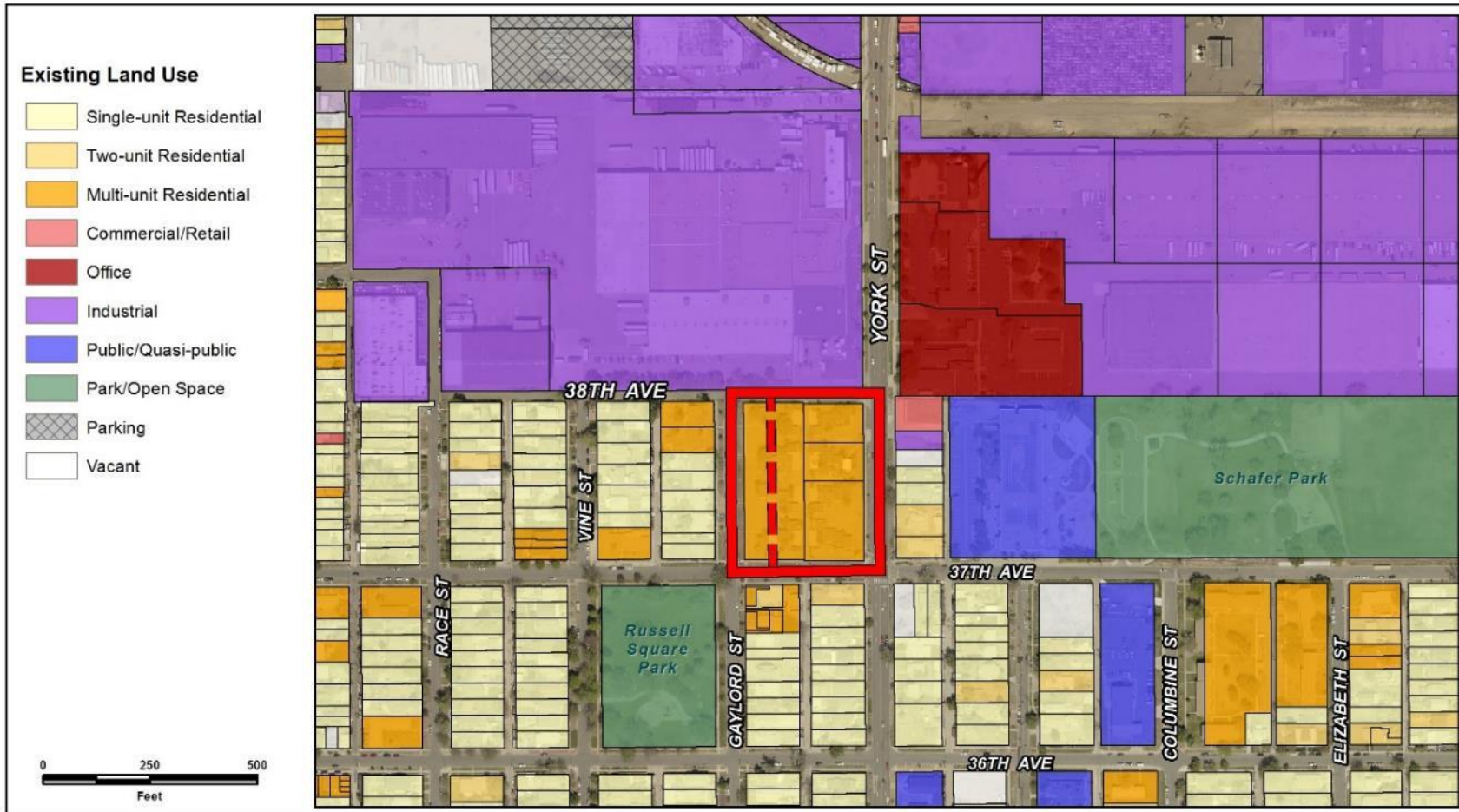
- Urbane – Residential Mixed Use – 3 & 5 stories
- Allows for a mix of uses that promote safe, active, diverse areas through the use of building forms that clearly define and activate the street
- Primarily intended to accommodate residential uses

Existing Context – Zoning



- Subject site: U-RH-2.5
- Surrounding Properties:
 - U-SU-A1
 - U-SU-B1
 - I-A UO-2
 - PUD-G 20

Existing Context – Land Use

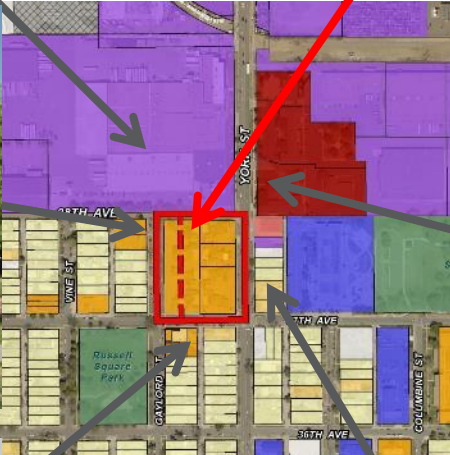


- **Subject Property:** Vacant (formerly multi-unit residential)
- **North:** industrial
- **East:** office; single- and two-unit residential
- **South:** two-, multi- and single-unit residential
- **West:** multi- and single-unit residential

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



CONNELLY

Process

- Neighborhood meetings hosted by the applicant team: April & October 2018
- Planning Board Public Hearing: 12/19/18
 - Voted unanimously (8-0) to recommend approval with the further recommendation that an agreement be executed concurrent with the map amendment outlining the developer's commitment to affordable housing on the subject site
 - One speaker in favor
- LUTI Committee: 1/29/19
- City Council Public Hearing: 4/1/19
- Public Comment
 - Position statement in support from Cole Neighborhood Association
 - Email in support from Clayton United RNO
 - Two emails in support
 - Letter of support signed by 58 residents

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

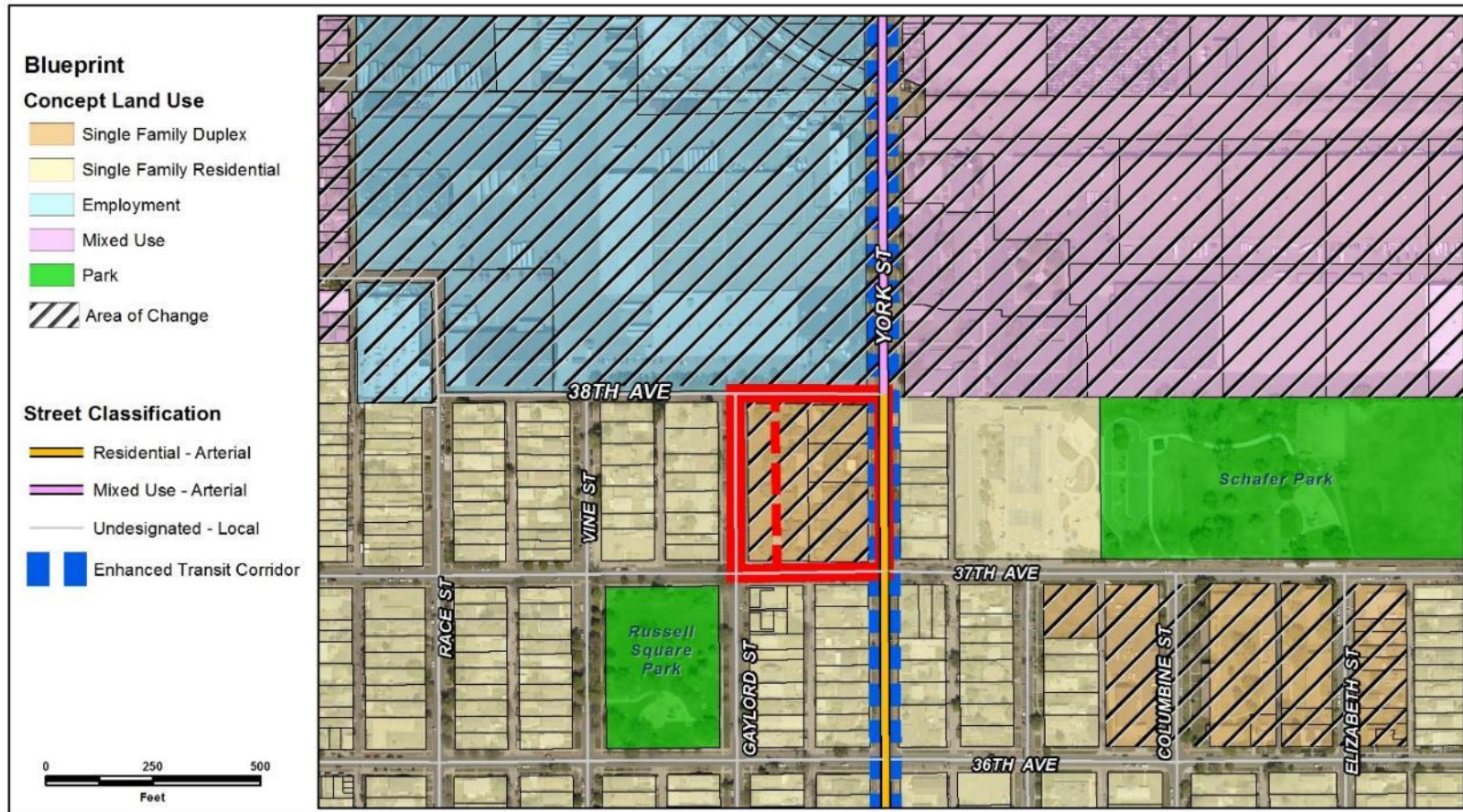
1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver (2002)
 - Housing an Inclusive Denver (2018)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – Conserve land by promoting infill development at sites where services and infrastructure are already in place (p. 39).
- **Environmental Sustainability Strategy 4-A**- Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work (p. 41)
- **Land Use Strategy 3-B** - Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses (p. 60)
- **Land Use Strategy 1-H** - Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents (p. 58)
- **Mobility Strategy 4-E** - Continue to promote mixed-use development, which enables people to live near work, retail and services (p. 78)
- **Denver's Legacies Strategy 3-A** - Identify areas in which increased density and new uses are desirable and can be accommodated (p. 99)
- **Housing Strategy 6-B** Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines (p. 117)
- **Economic Activity Strategy 1-H**: Support a variety of housing opportunities for Denver’s current and future workforce. Housing opportunities throughout Denver should be expanded – especially in the Downtown core and near employment centers – to accommodate people and families of all incomes. (p. 131)
- **Neighborhoods Strategy 1-E** - Allow, and in some places encourage, a diverse mix of housing types and affordable units (p. 150)
- **Neighborhoods Strategy 1-F** - Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices (p. 150)

Review Criteria: Consistency with Adopted Plans

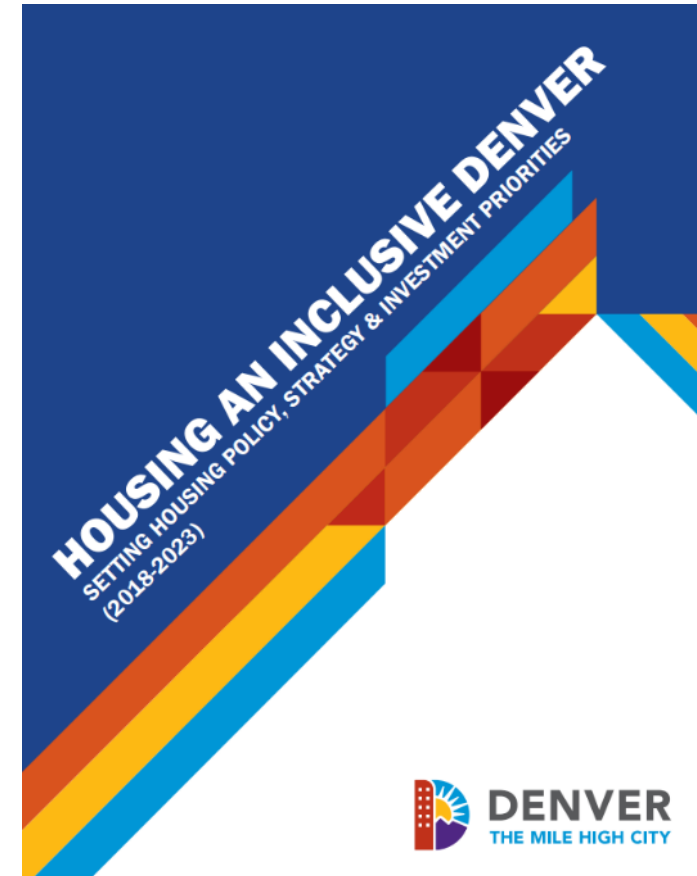


Blueprint Denver (2002)

- Land Use Concept:
 - Single-Family Duplex
 - Area of Change
- Street Classification:
 - York = Residential Arterial
 - 38th, 37th, Gaylord = Undesignated Local
- York = Enhanced Transit Corridor
- Transitions

Housing an Inclusive Denver (2018)

- Core goals of the plan include (p. 7):
 - Create affordable housing in vulnerable areas and in areas of opportunity;
 - Preserve affordability and housing quality;
 - Promote equitable and accessible housing; and
 - Stabilize residents at risk of involuntary displacement
- Cole identified as a neighborhood having a wide variety of culture and diversity where a sharp increase in rents and home prices has made residents vulnerable to involuntary displacement (p. 119)
- One strategy recommended is to promote the development of new mixed-income housing stock (p. 119)



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
 - Facilitates additional housing opportunities and the development of building forms that will improve the pedestrian environment and enhance walkability
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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: nearby investment in 39th Avenue Greenway and Inner City Health Center; increase in housing costs; adoption of Housing an Inclusive Denver; vacant and underutilized condition of the site
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Urban Neighborhood Context primarily consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas.
 - Residential Mixed Use Districts are intended to
 - Enhance convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around neighborhoods
 - Improve the transition between commercial and residential
 - Primarily intended to accommodate residential uses
 - U-RX-3 and U-RX-5 are intended to apply to residentially-dominated areas served primarily by local and collector streets

CPD Recommendation

Based on finding all review criteria have been met, CPD recommends **approval**.

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