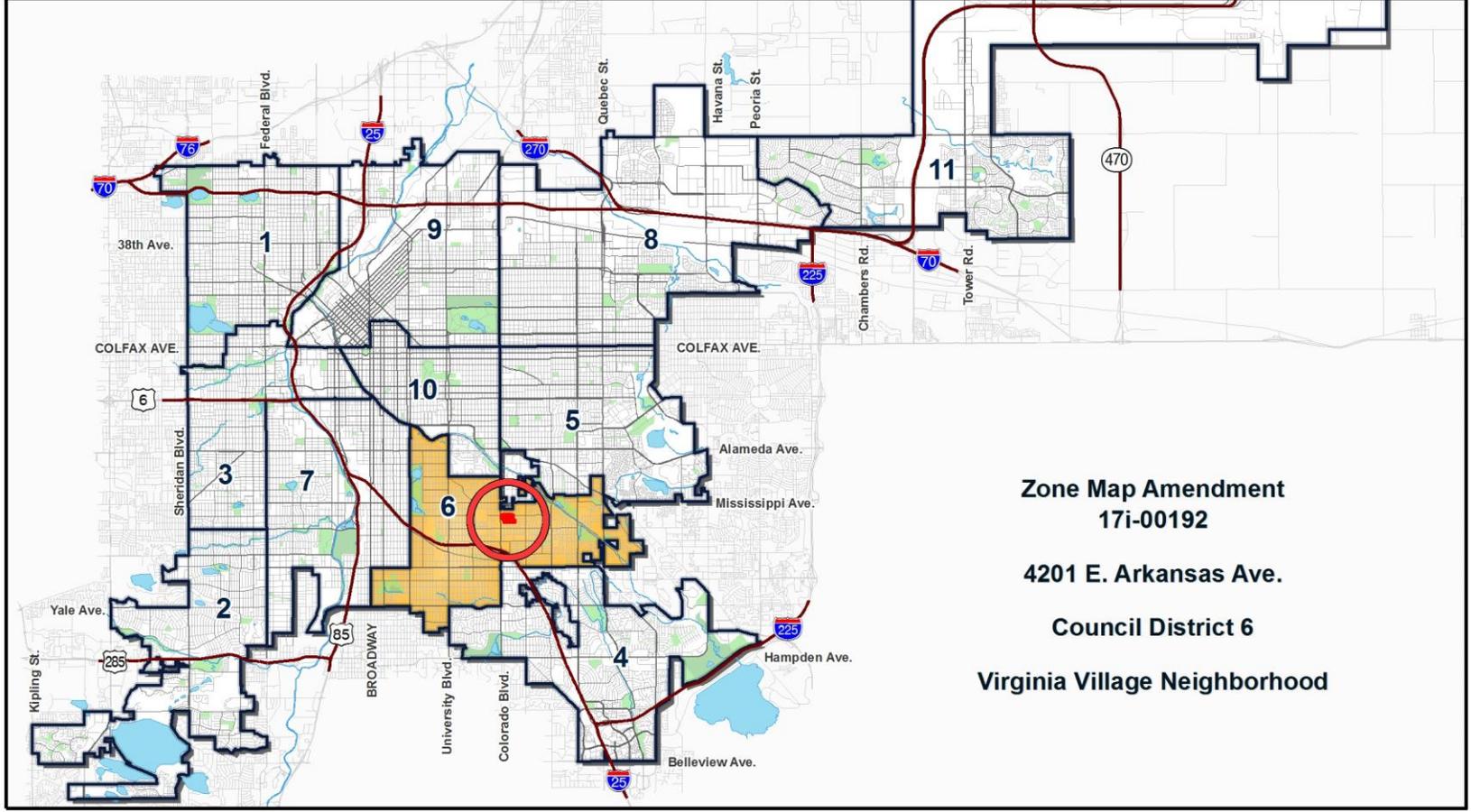


4201 E. Arkansas Ave

Existing Zone District: CMP-EI2 and S-MX-5 UO-1, UO-2

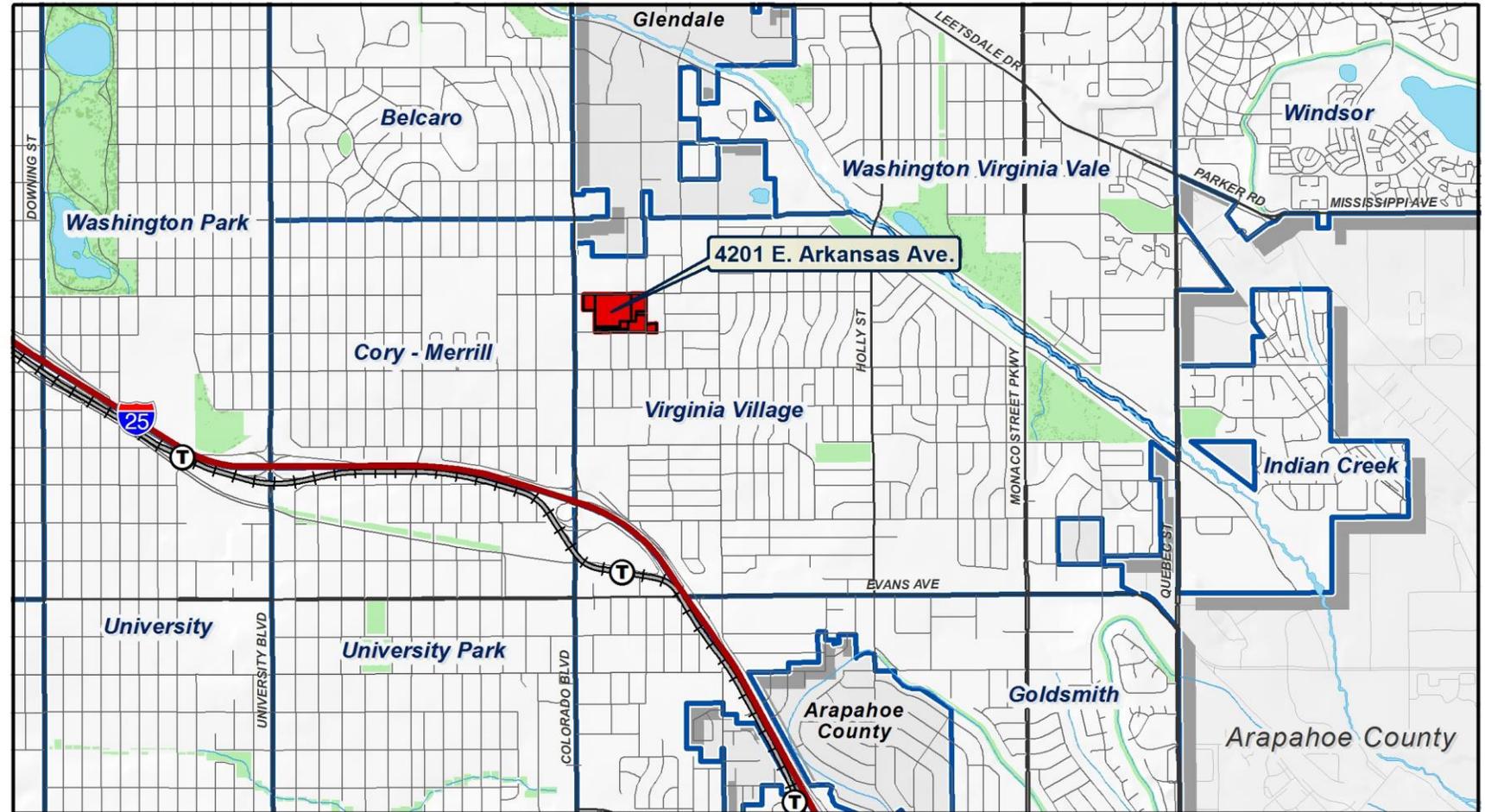
Proposed Zone District: S-MX-8 UO-2, S-MX-8, S-MX-5, S-MX-3, S-MU-3

Council District 6

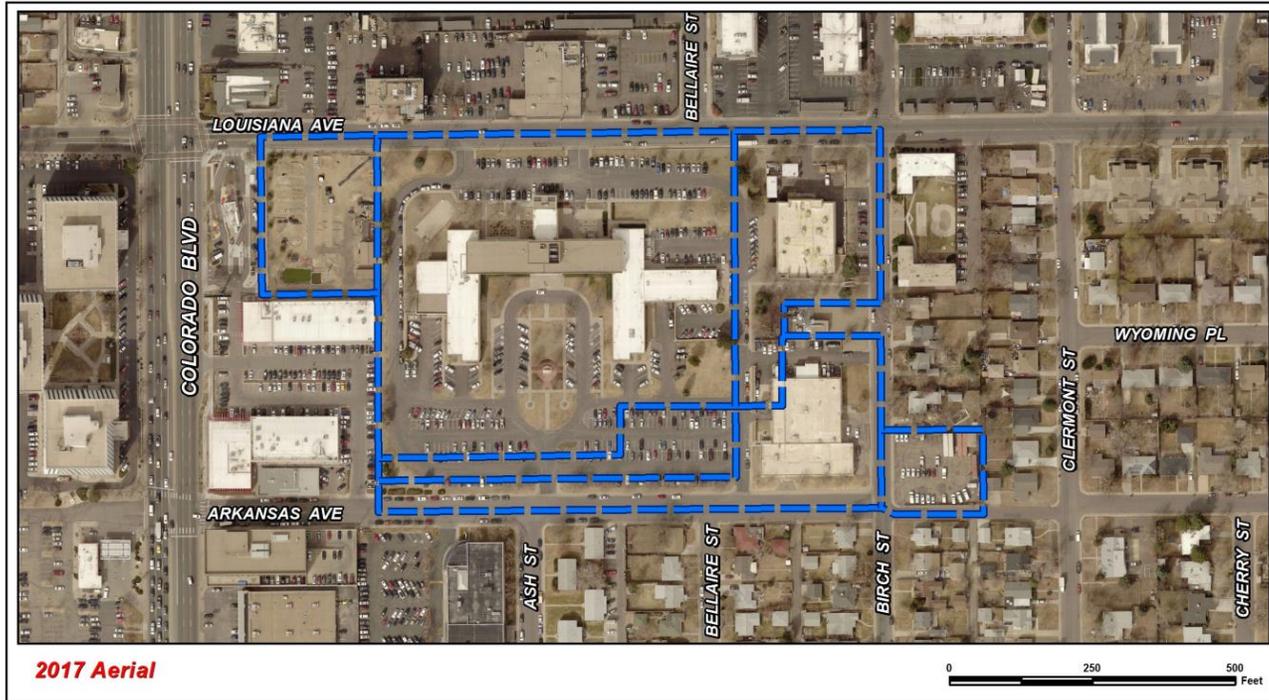


Neighborhood

- Virginia Village



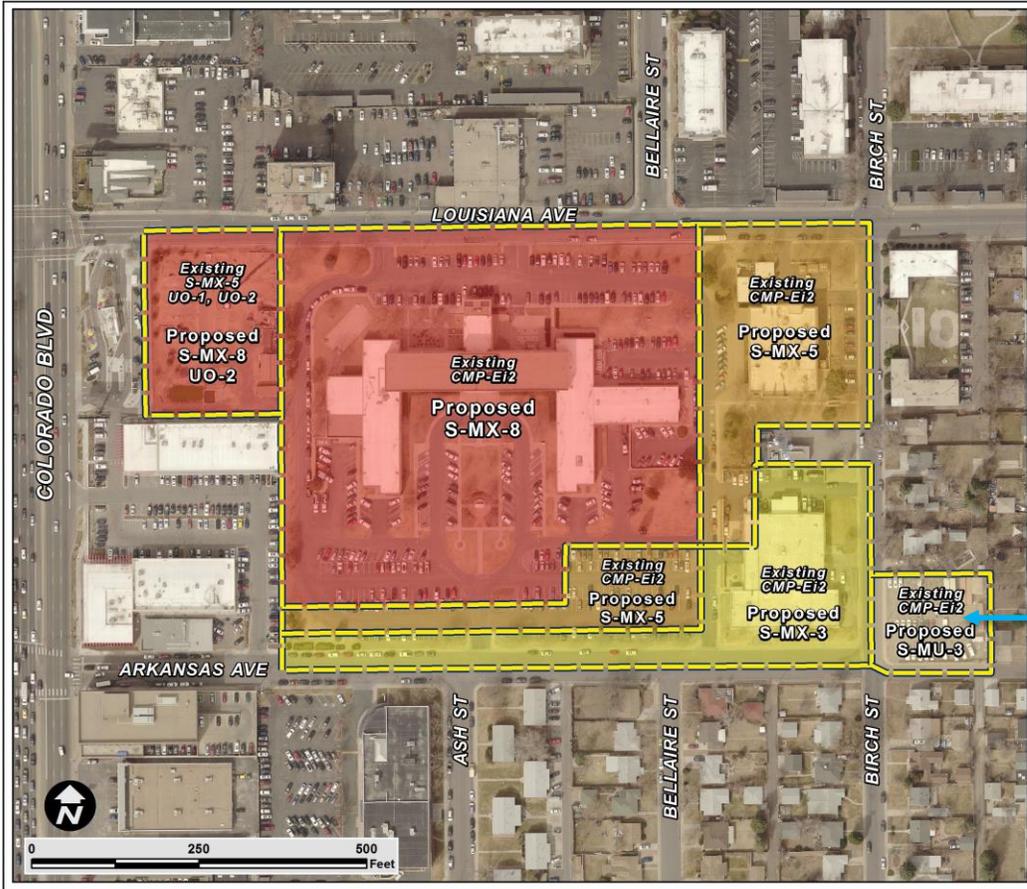
Summary



4201 E. Arkansas Ave.

- Includes 4040 E. Louisiana Ave. and 1380 S. Birch St.
- Approx. 13.5 acres
- Former headquarters of Colorado Department of Transportation (CDOT)
- Three 1- to 4-story office structures currently on site

Request



Suburban Neighborhood Context, Mixed-Use District, range of heights:

- S-MX-8 UO-2
- S-MX-8
- S-MX-5
- S-MX-3

Suburban Neighborhood Context, Multi-Unit District:

- S-MU-3

Project Details

- City-brokered transaction
- Purchase and Sale Agreement approved by City Council late 2017
- Stated Goals:
 - 150 units of affordable housing
 - 150,000 square feet of commercial space
 - Employment opportunities



Development Agreement

- Proposed as alternative to General Development Plan
- Approved in late October
- 150 units of affordable housing onsite
- Provide open space on a minimum of 10% of the property (per GDP standards)
- Traffic and transportation commitments (e.g. traffic study, on- and off-site infrastructure improvements with development; transportation demand management)
- Requires Drainage Master Plan, Open Space Plan
- Construction Manager as single point-of-contact
- Public Meeting to present drainage, open space and concept site plans; traffic study

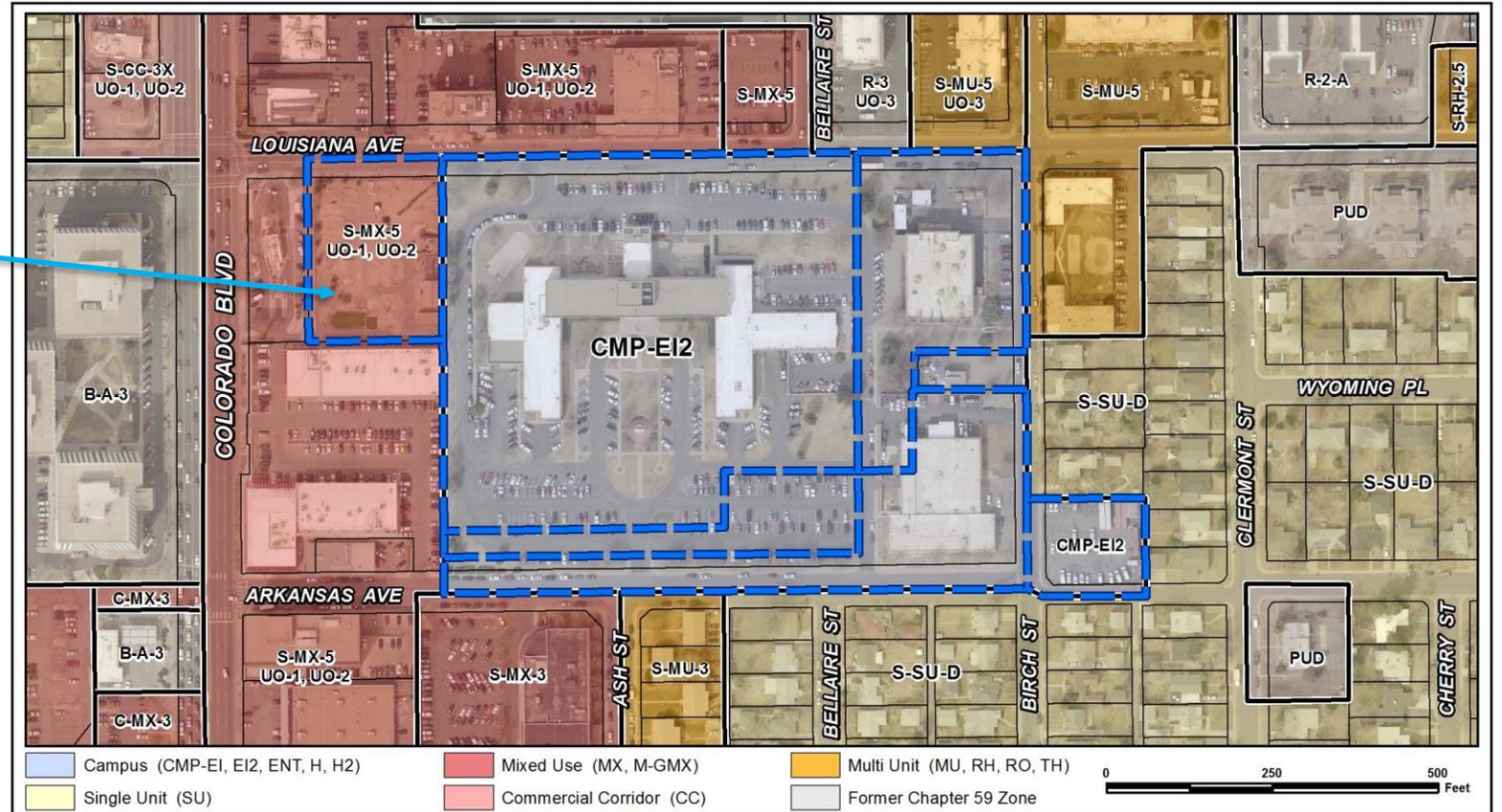
Existing Context: Zoning

Current zoning of site:

- CMP-EI2
- S-MX-5 UO-1, UO-2 (NW parcel)

Surrounding Zoning

- S-MX-5
- S-MU-5
- S-MU-3
- R-3
- S-SU-D



Existing Zoning: CMP-EI2 (Campus-Education/Institution)

- Intended for education, institution or office campus
- Permits Residential, Office, Eating & Drinking uses
 - Prohibits retail sales
- Max Height: 150 feet (12 stories)
 - 75 feet within 175 feet of a Protected District (such as SU)
 - Bulk Plane limits height along a 45-degree plane beginning from 10 feet above street midpoint
- Setbacks:
 - Primary Street: 20 feet
 - Comparison: 0' in proposed S-MX- & 10' in S-MU-
 - Side Street and Side Interior: 7.5 feet
 - Comparison: 5 in proposed S-MU-; 10' in S-MX-
- Parking:
 - .75/unit (residential)
 - Comparison: 1.25/unit in proposed S-MU; S-MX zones

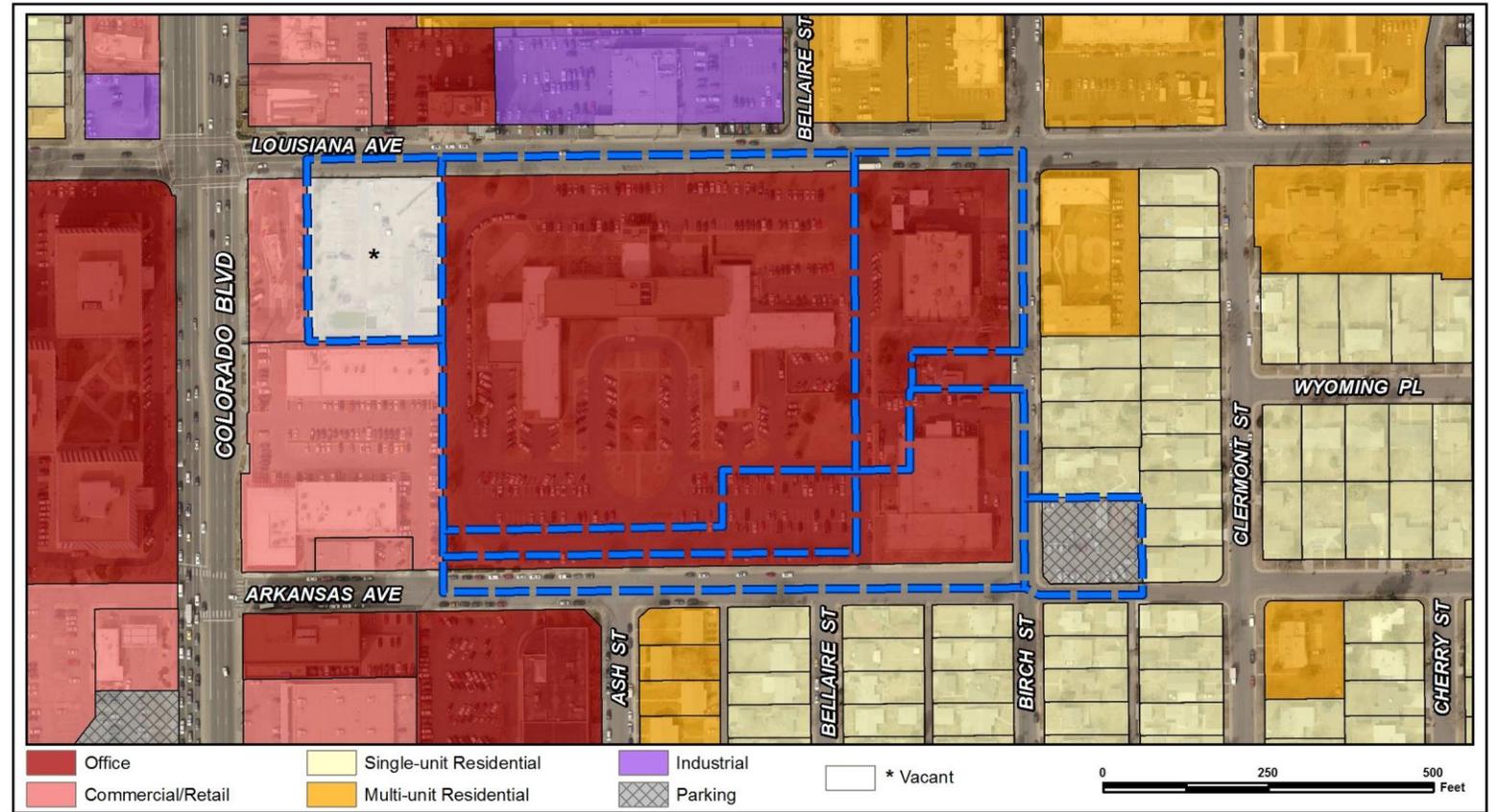
Existing Context: Land Use

Site:

- Office (Vacant, formerly CDOT Headquarters)
- Vacant (NW Parcel, used for water quality training)

Surrounding:

- Office
- Commercial
- Multi-Unit Residential
- Industrial (auto body repair)
- Multi-unit residential
- Single-unit residential

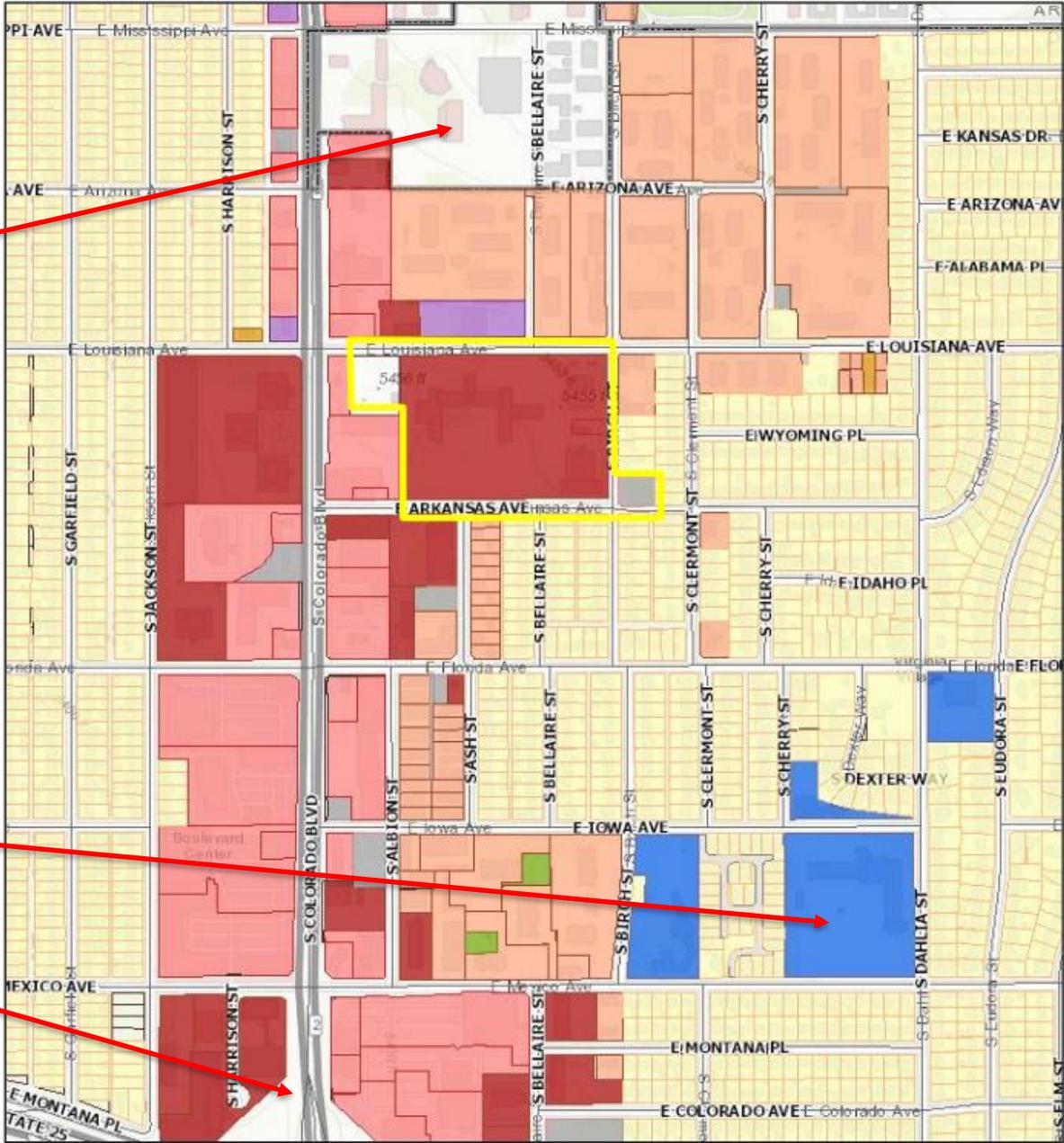


Existing Context: Land Use

Glendale

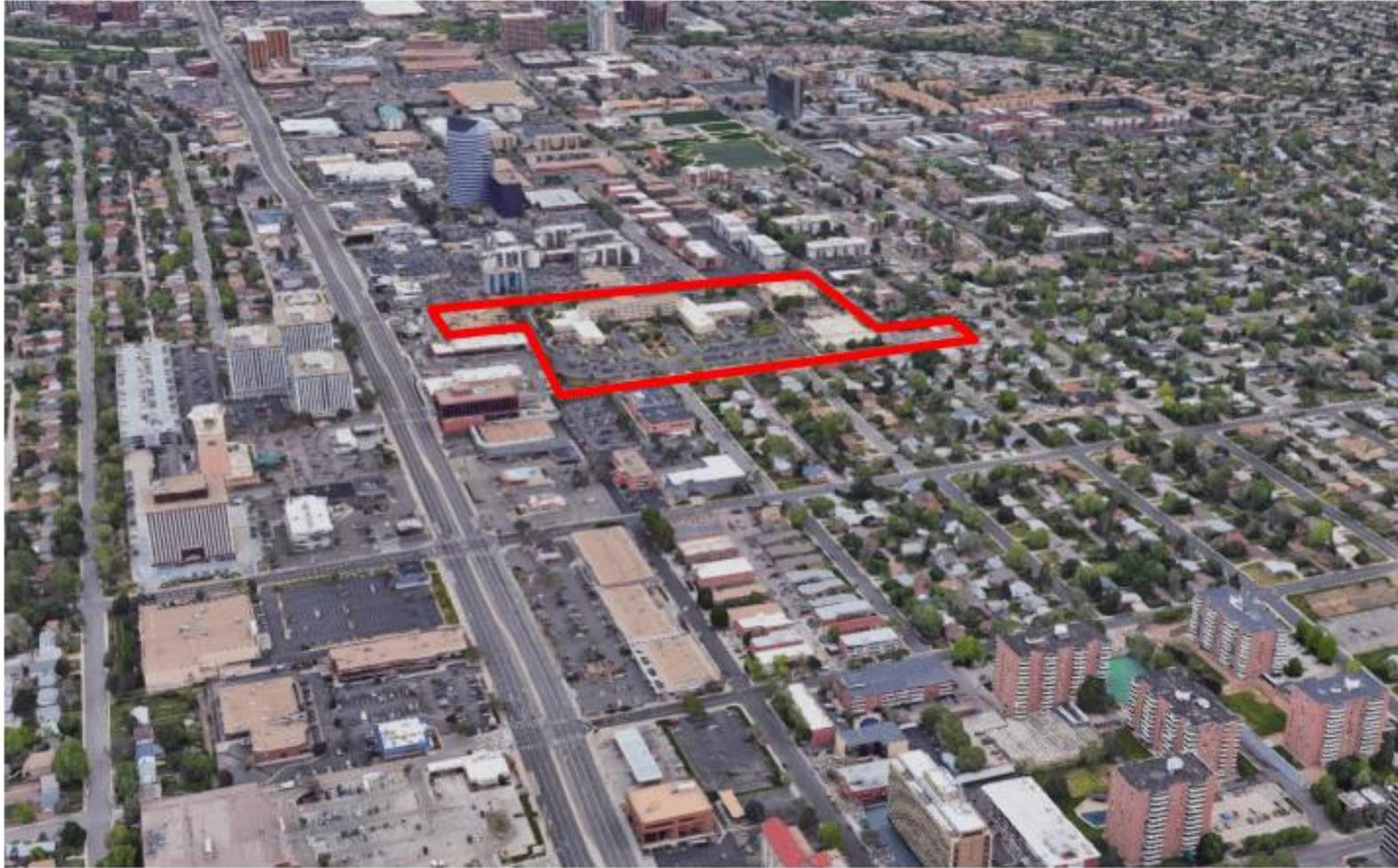
Ellis Elementary

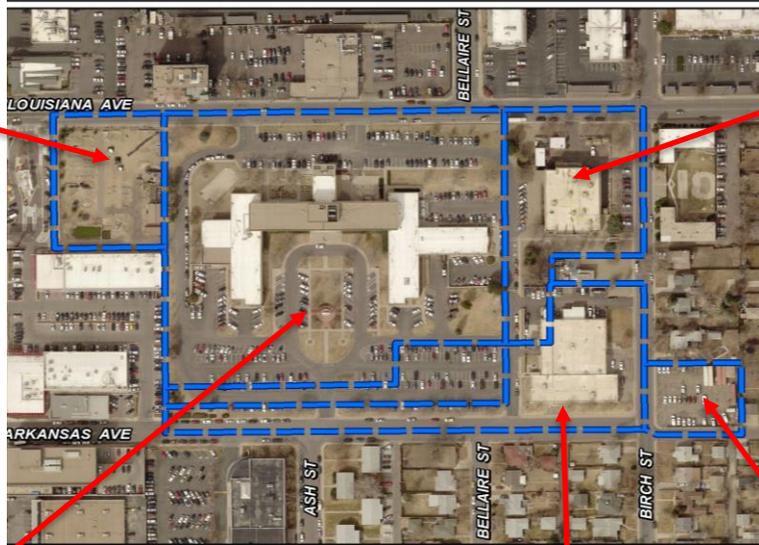
Interstate 25

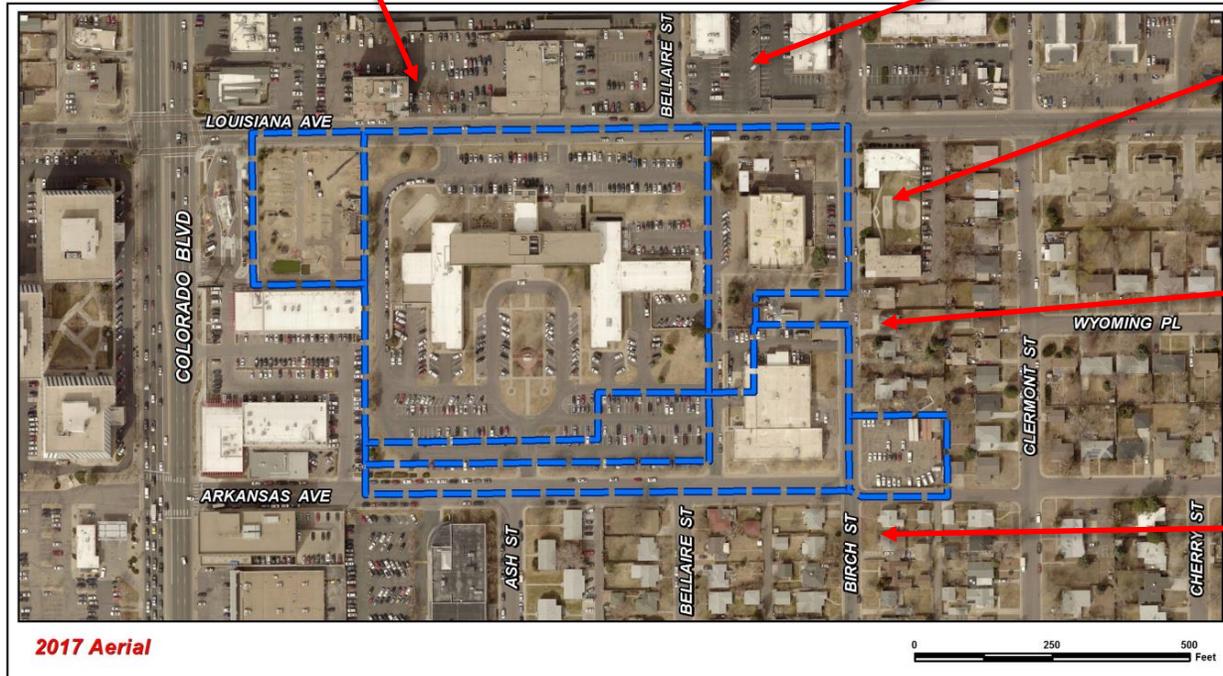


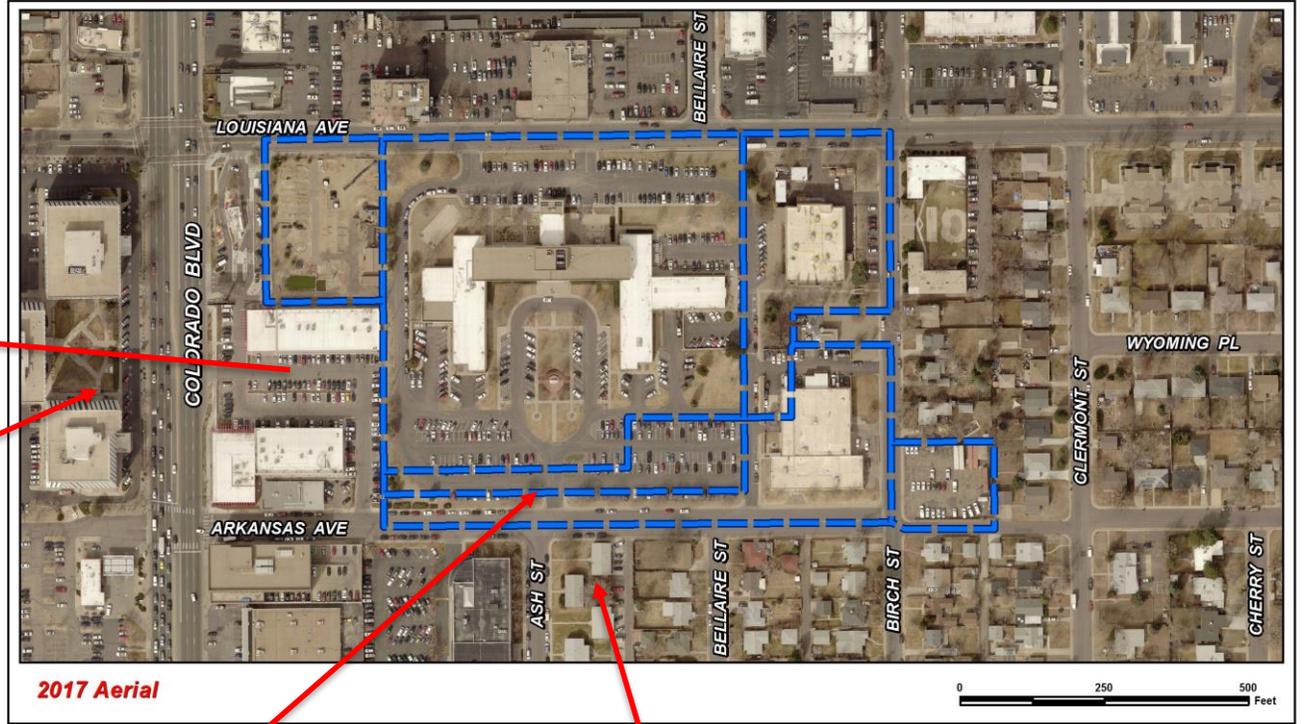
Land uses in area

Existing Context: Block Size, Building Form and Scale



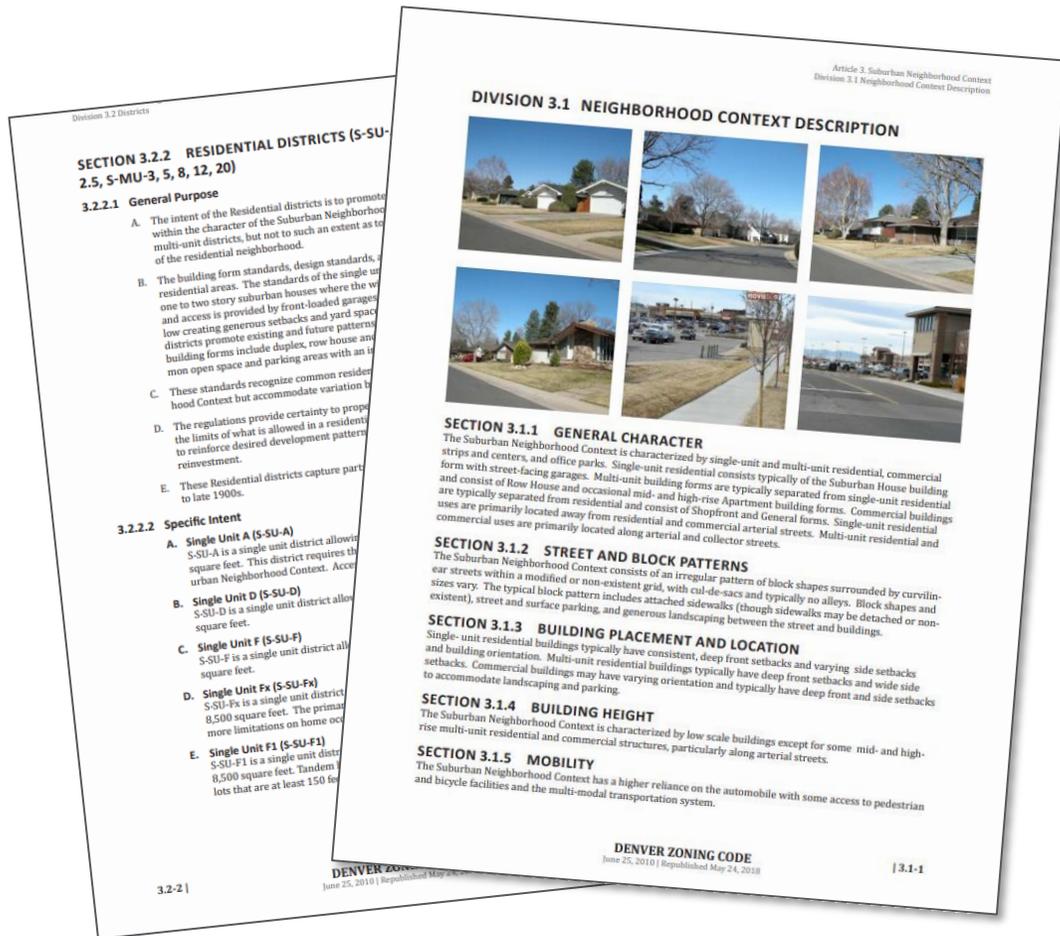






Proposal: S-MU-3

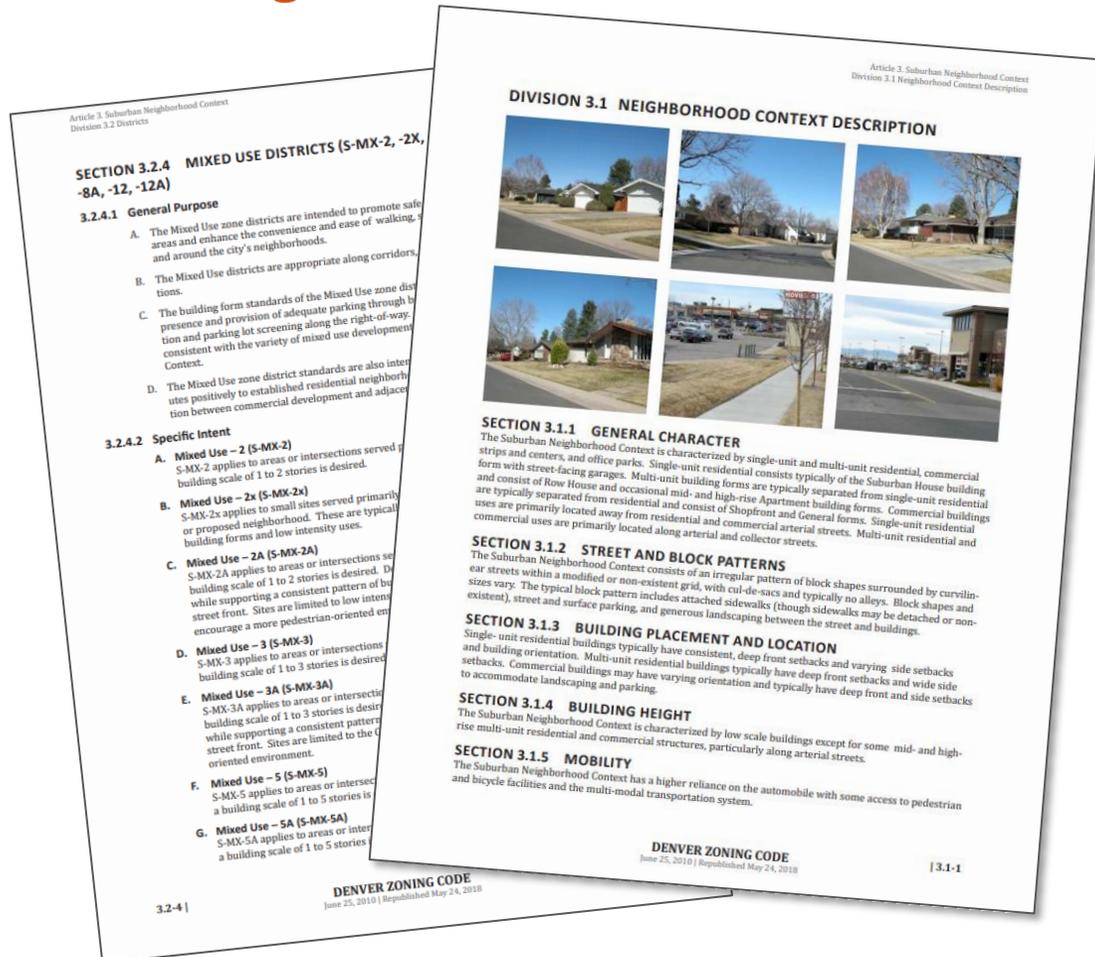
Suburban Neighborhood Context, Multi-Unit Use, maximum height of 3 stories.



- Promotes higher-density housing in a suburban context, including "duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system."

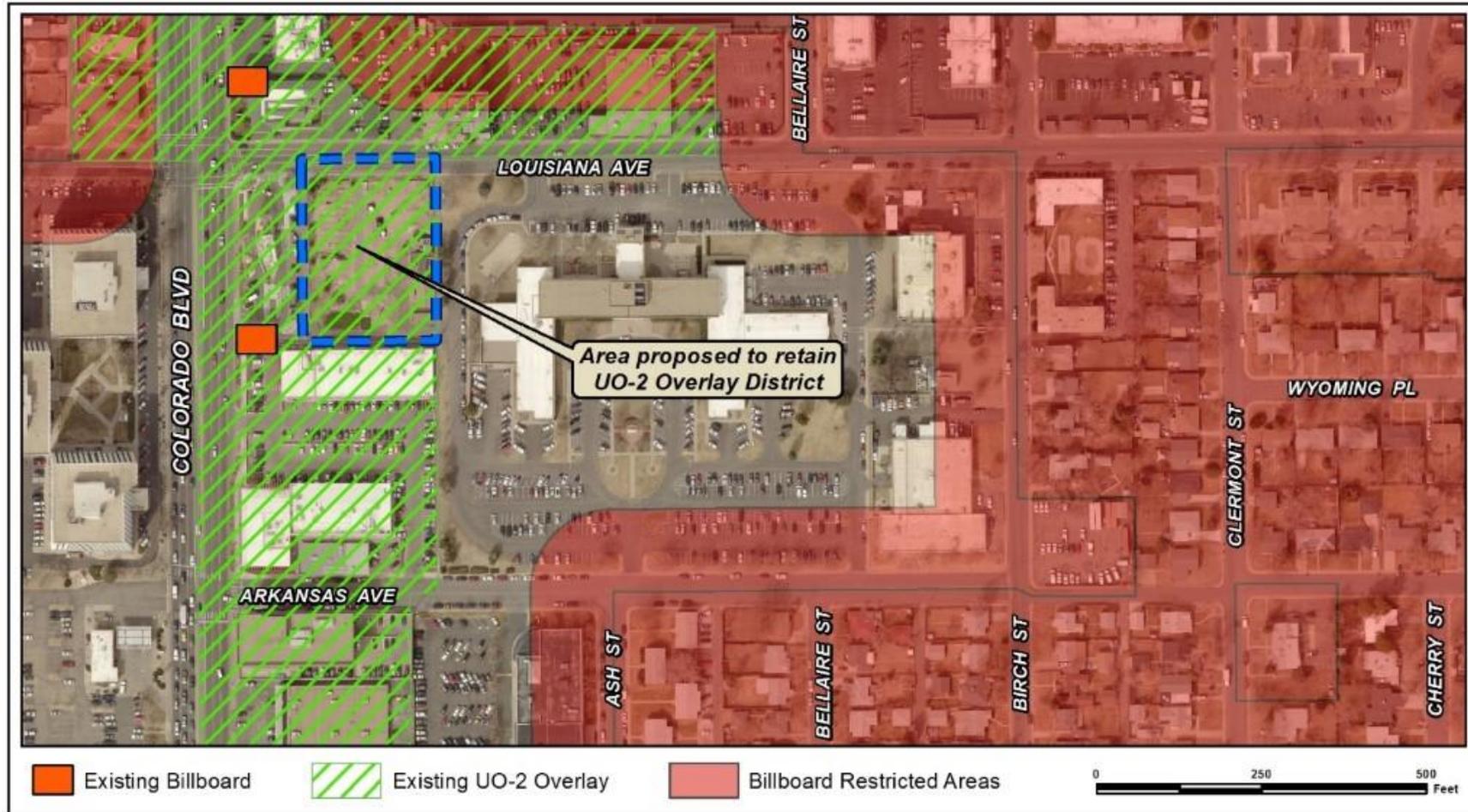
Proposal: S-MX-3, 5 and 8

Suburban Neighborhood Context, Mixed-Use, maximum height of 3, 5 and 8 stories.



- Intended to promote "safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods."
- "...appropriate along corridors, for larger sites and at major intersections."
- S-MX-3: "areas or intersections served primarily by local or collector streets"
- S-MX-5: "areas or intersections served primarily by collector or arterial streets"
- S-MX-8: "areas or intersections served primarily by arterial streets"

UO-2



Process

Step	Date
CPD Informational Notice of Receipt	6/1/18
Community Meetings to present project	1/25/18, 3/8/18, 4/5/18, 5/3/18, 6/7/18, 7/12/18, 9/27/18
CPD Written Notice of Planning Board Hearing	8/30/18
Planning Board	9/19/18 Recommendation of Approval, 6:2 vote with the further recommendation that a development agreement be approved or executed concurrent with the map amendment to guide future development at the site
Land Use, Transportation and Infrastructure Committee	10/9/18
City Council First Reading	11/5/18 (Postponed from 10/22)
City Council Public Hearing	12/3/18

Registered Neighborhood Organizations and Public Comment

- Virginia Village/Ellis Community Association (currently non-operational)
- Inter-Neighborhood Cooperation (INC)

Written comment from Virginia Village/Ellis Community Association prior to Planning Board hearing

- “The RNO remains neutral at the time of this report. The RNO does not feel that there is enough information at this time, and we plan to make our position official prior to the second reading by City Council later this year.”

Written individual comment:

- 60 letters, e-mails and other documents received from community members as of 11/29 deadline
 - 18 opposed to rezoning
 - 42 in support of rezoning

Stakeholder Concerns

Increased Traffic

- Estimated 10,000 trip/day increase (could be similar after redevelopment under existing zoning)
- Traffic Study, TDM
- Mixed use can help spread trips out through the day, reducing impact on peak hour vs. single office, residential, etc. uses

Development Heights and Transitions

- Original proposal: 12 stories, later revised to 8
- Step-down to neighborhoods – lower heights at edge of development than current zoning

Project Support

Vibrancy

- Opportunity for "sense of place" – alternative to auto-oriented strip commercial on Colorado Blvd.
- Neighborhood-oriented retail and destinations

Affordable Housing

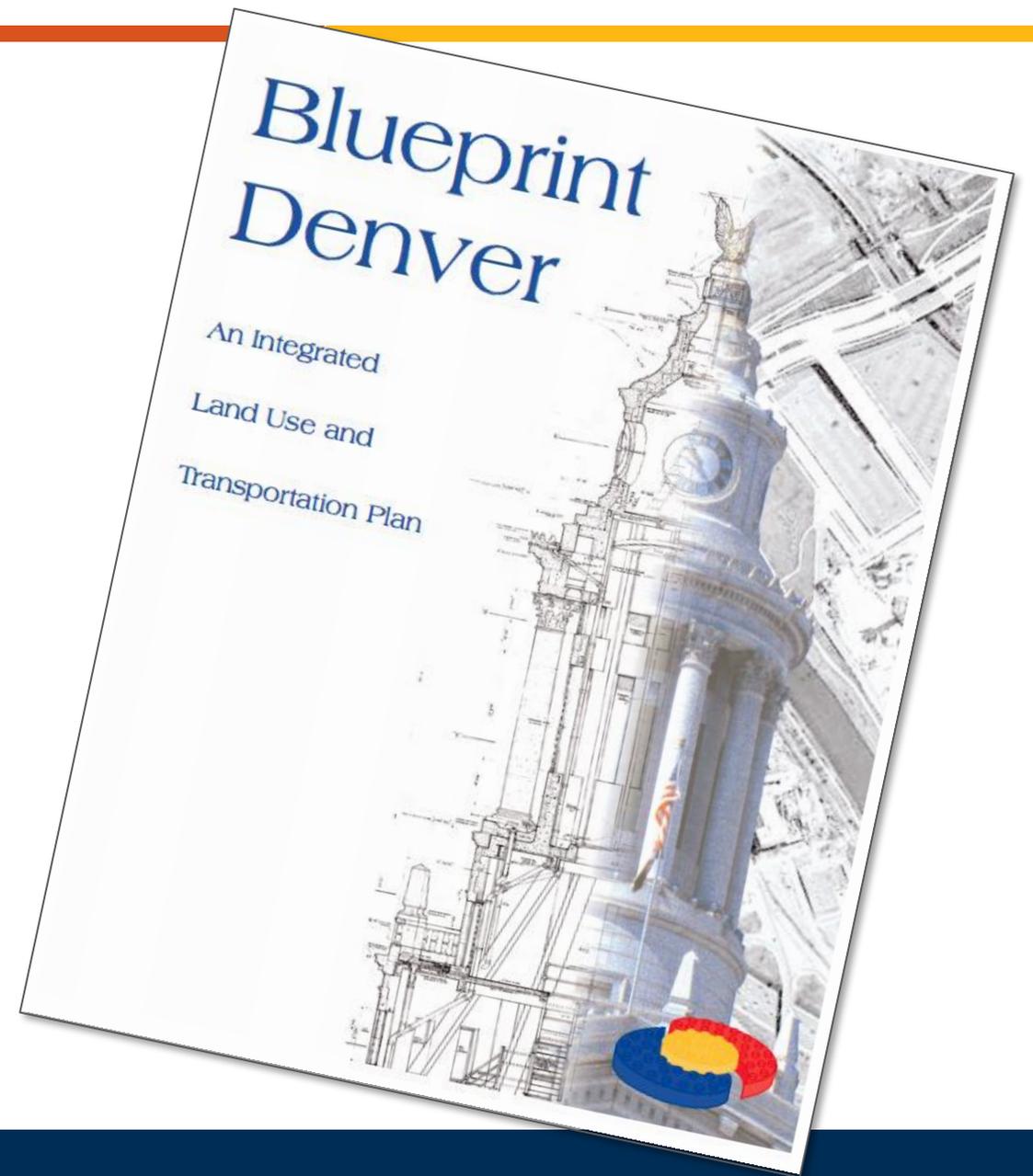
- 150 units priced at 60% of Area Median Income (\$48,000 for a family of 3)
- Stabilization of school population

Sustainability

- Alternative to sprawl to meet housing demand
- Reuse of underutilized site
- New residents along transit routes to support improvements

Review Criteria for Rezoning

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:

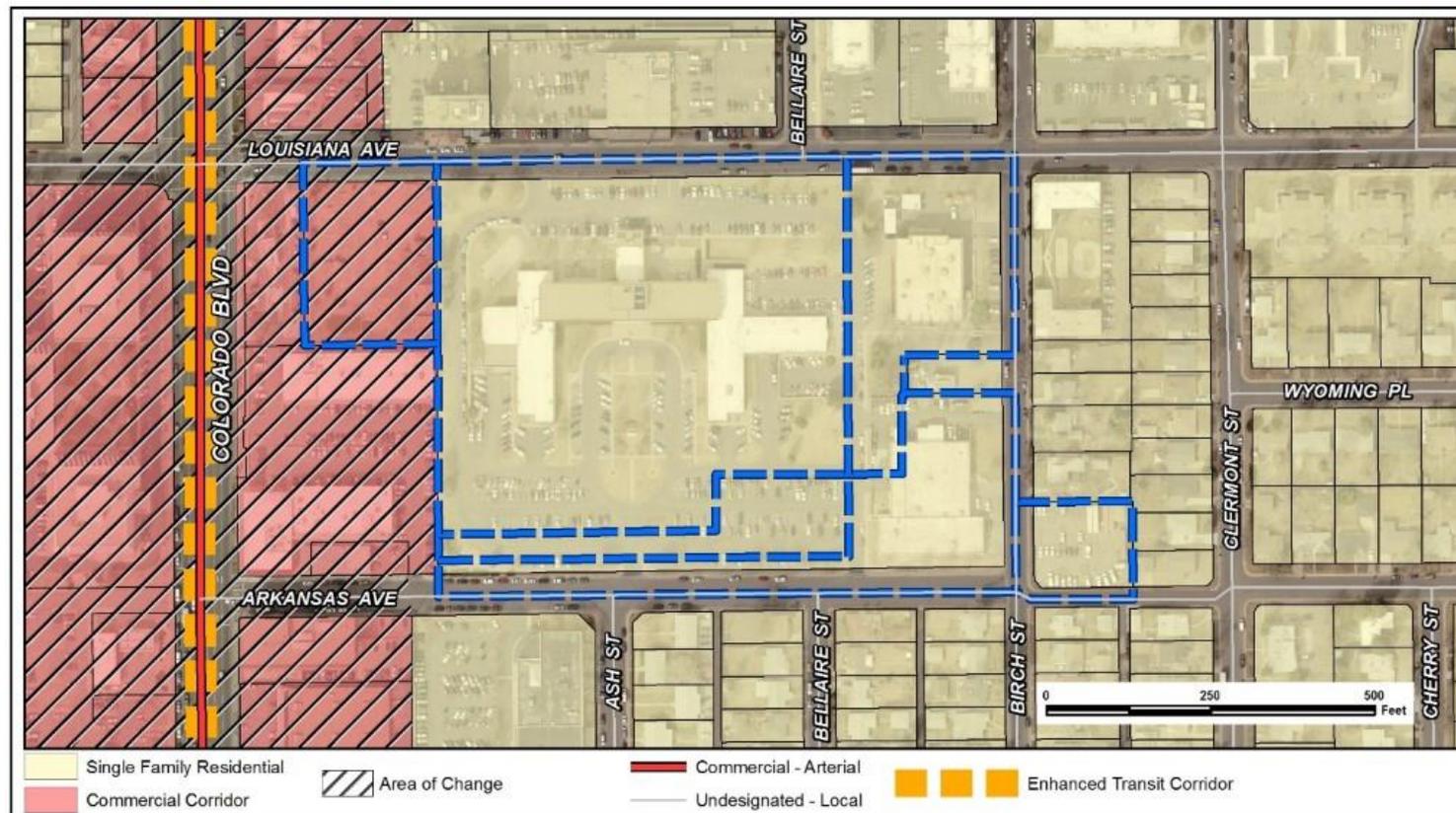
Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 1-A: Encourage redevelopment of vacant, underutilized and environmentally compromised land known as brownfields. (p. 37)
- Environmental Sustainability Strategy 2-F: Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods, and creating more density at transit nodes. (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 3-D: Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist. (p. 60)
- 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-A: Support Mixed-Use Development consistent with the goal of the Comprehensive Plan's land-use and mobility strategies. (p. 117)
- 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)

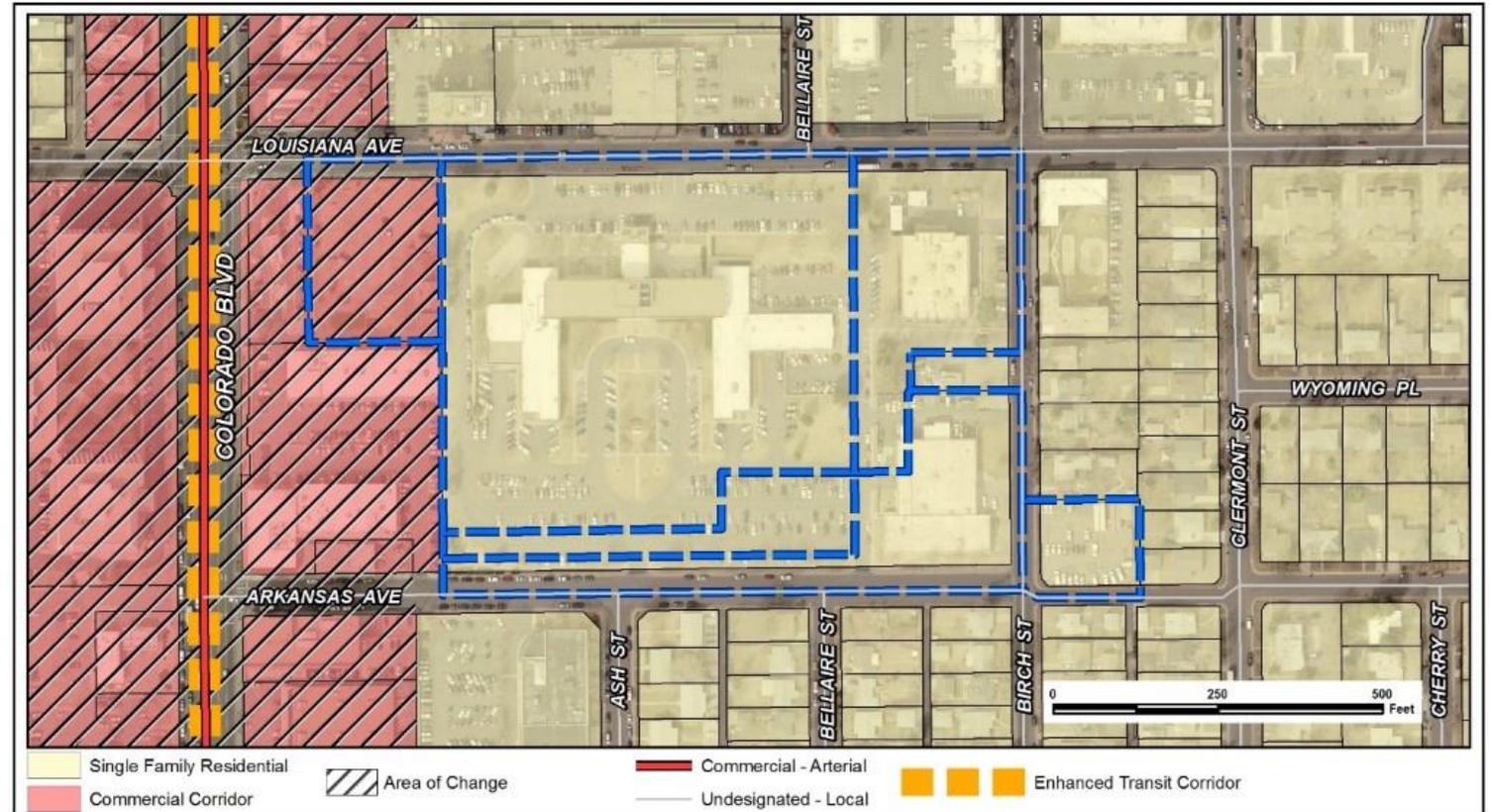
Blueprint: Future Land Use

- Single-Family Residential, Area of Stability (core parcels)
- Commercial Corridor, Area of Change (northwest parcel)



Blueprint: Future Street Classifications

- Commercial Arterial, Enhanced Transit Corridor (Colorado Blvd.)
- Undesignated Local (all other streets)
- Public Works considers Louisiana a collector between Colorado and Holly (Per 2017 Map)

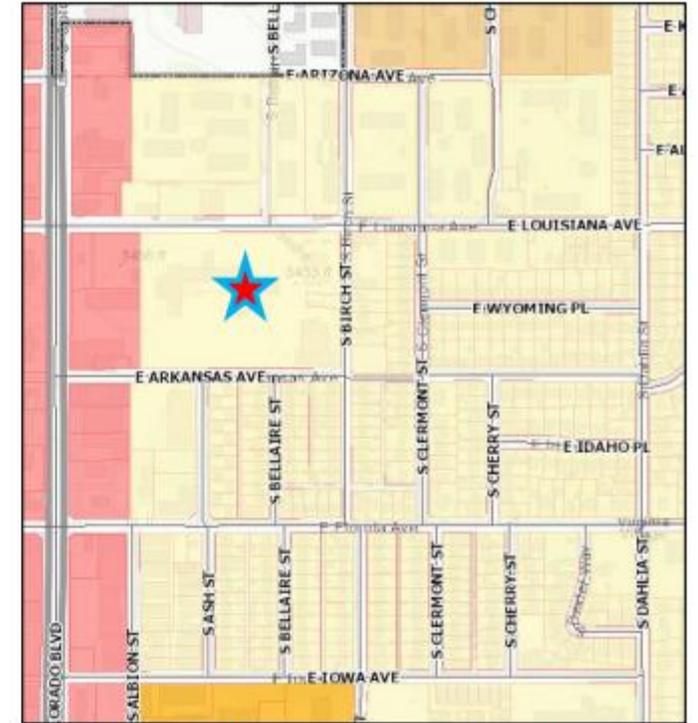


Blueprint: Future Land Use history and analysis

- Former Ch. 59 R-5 zoning in place at time did not permit SU Residential Uses
- Other multi-unit, commercial and industrial uses established at that time
- Key topic of Planning Board discussion



Land Uses in area



Blueprint (2022) Concept Land Uses in area

Plan Analysis: Areas of Stability

- **Areas of Stability:** “the vast majority of Denver, primarily the stable residential neighborhoods and their associated commercial areas, where limited change is expected in the next 20 years. (p 120)”
 - Overarching Goal: “identify and maintain the character of an area while accommodating some new development and redevelopment.” (p. 140).
- **Committed and Reinvestment Areas:** Reinvestment Areas represent opportunities for "reinvestment through modest infill and redevelopment or major projects in a small area" within Area of Stability (p. 122)
- **Toolbox for Areas of Stability:**
 - Ensure “commercial development in Reinvestment Areas is not impeded” but provide “appropriate transitions into neighborhoods.” (p. 124)
 - Use Public-private Partnerships to produce affordable housing, redevelopment of brownfield sites, business growth and job retention. (p. 126)
 - Leverage redevelopment opportunities for open space, pedestrian realm and other amenities to neighborhoods (p. 125)

Review Criteria

Denver Zoning Code Review Criteria

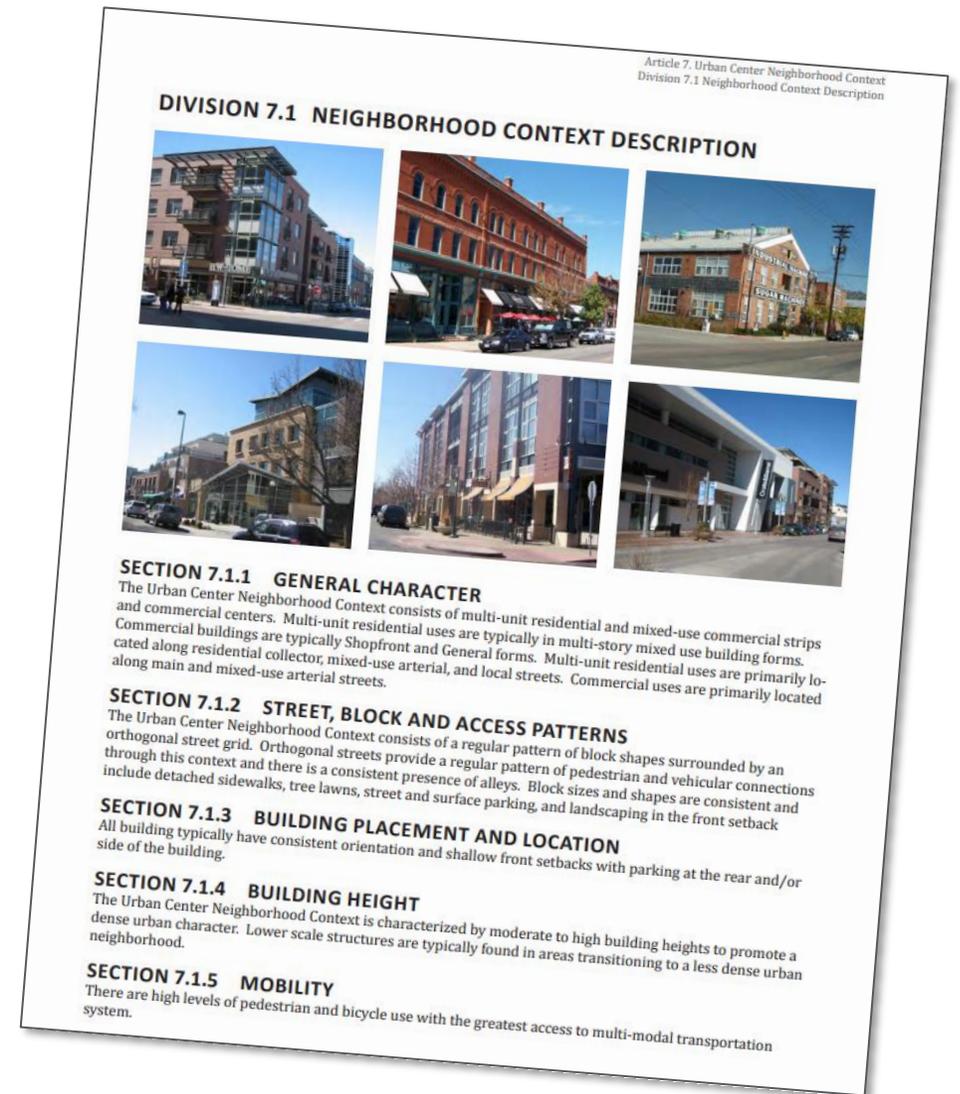
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request will result in uniform application of the S-MX zone district's building form, use and design regulations.
3. Further Public Health, Safety and Welfare
 - Jobs and Housing near high-quality transit on brownfield site
 - Pedestrian friendly, mix of uses
 - Clear transition of building scale
4. Justifying Circumstances
 - Population growth and need for housing
 - Closure and vacation of site

Review Criteria

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

Suburban Neighborhood Context:

- Context includes “occasional mid- and high-rise Apartment building forms, surface parking and “generous landscaping between the street and buildings” in deep setbacks.
- New development “contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.”



CPD Recommendation

CPD recommends approval, in combination with development agreement to address certain issues, 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