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# 2650 Arkins Court, 3205 & 3280 Denargo Street, and 2700 Wewatta Way

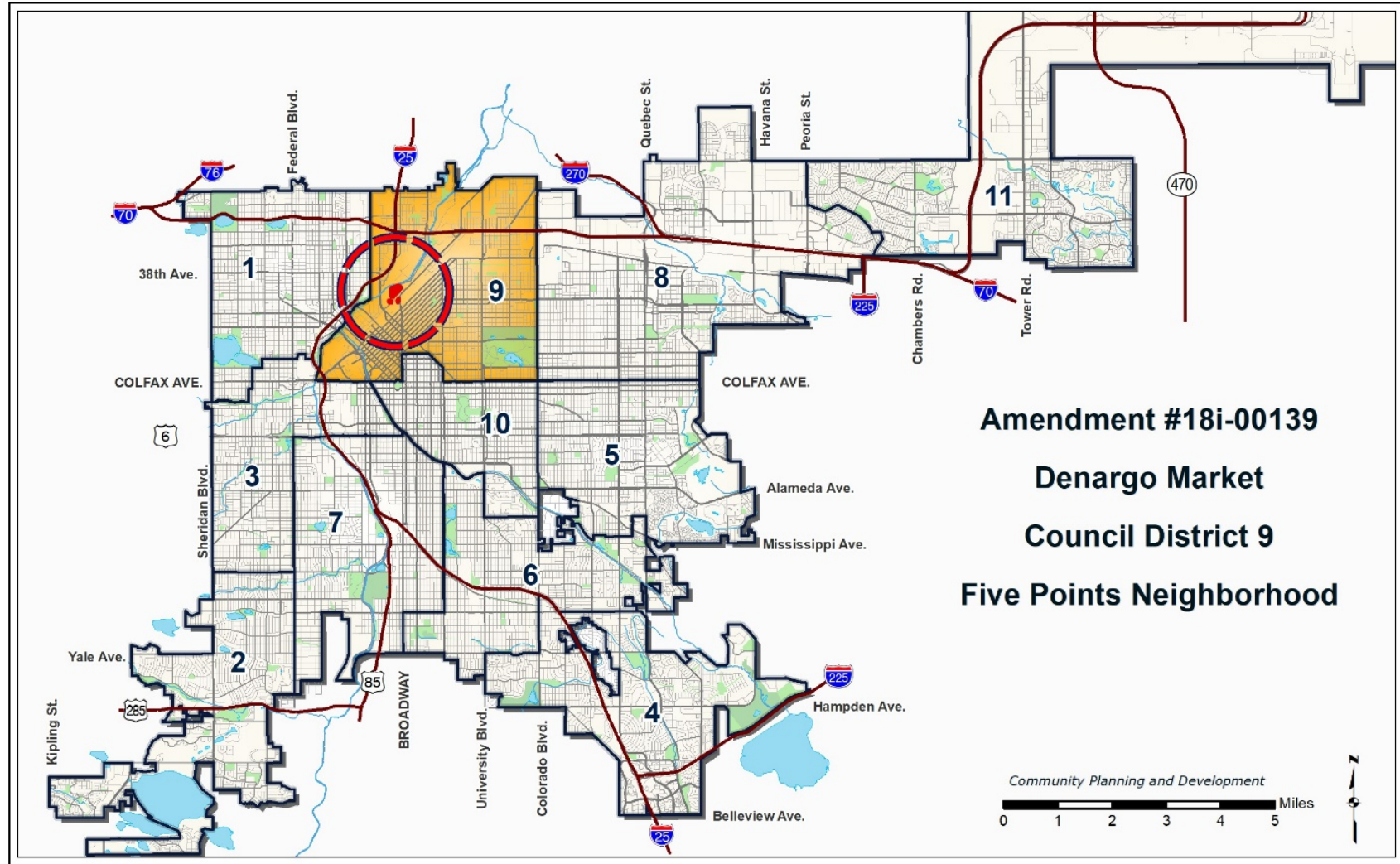
18I-00139: R-MU-30 with waivers & conditions; I-A UO-2; I-B UO-2; and  
PUD 605 to C-MX-8 DO-7; C-MX-12 DO-7; C-MX-16 DO-7; C-MX-20 DO-7

Date: 5/24/21

2650 Arkins Court, 3205  
& 3280 Denargo Street,  
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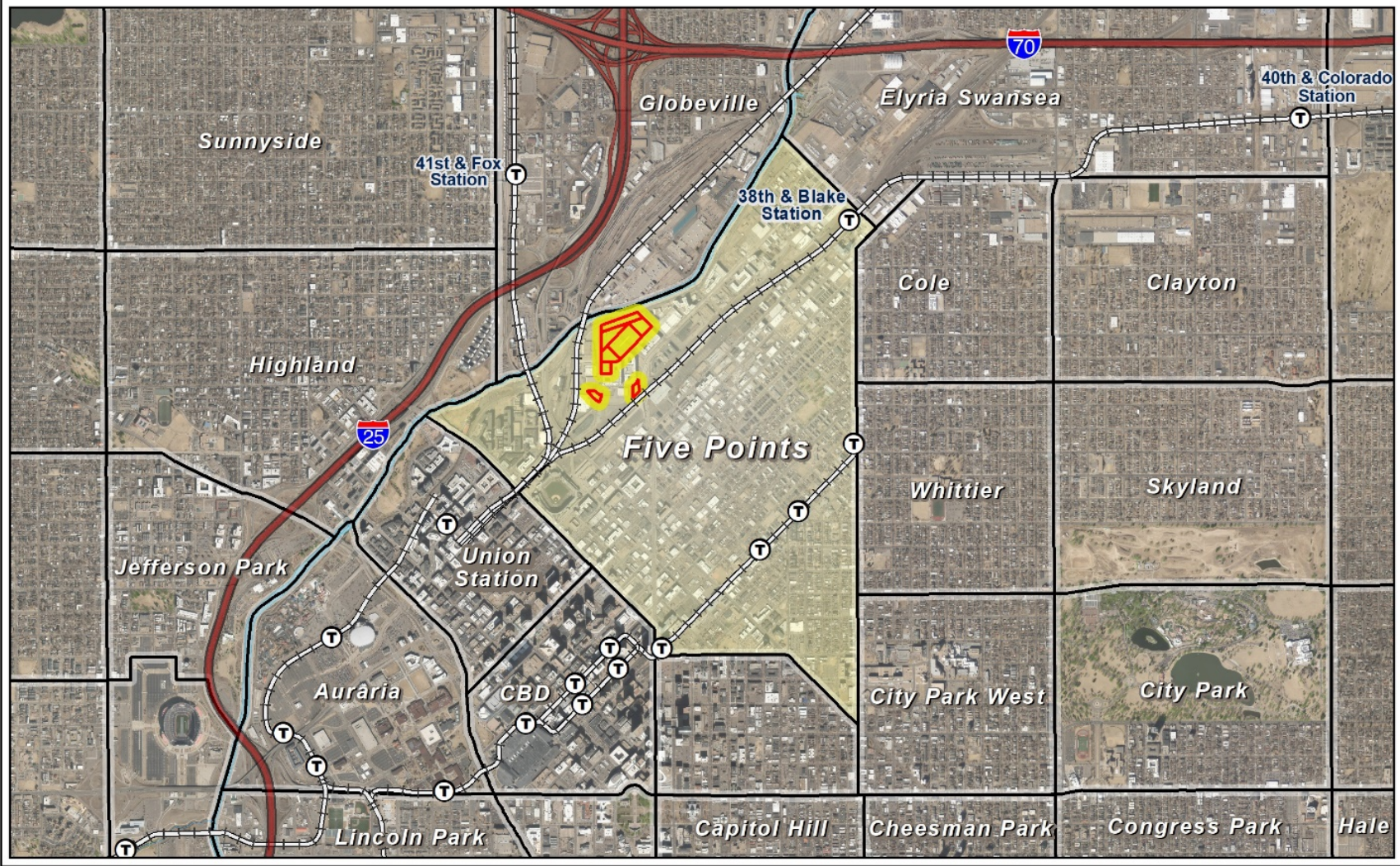
R-MU-30 with waivers &  
conditions; I-A UO-2; I-B  
UO-2; and PUD 605 to C-  
MX-8 DO-7; C-MX-12  
DO-7; C-MX-16 DO-7; C-  
MX-20 DO-7

Council District 9 – CM  
CdeBaca



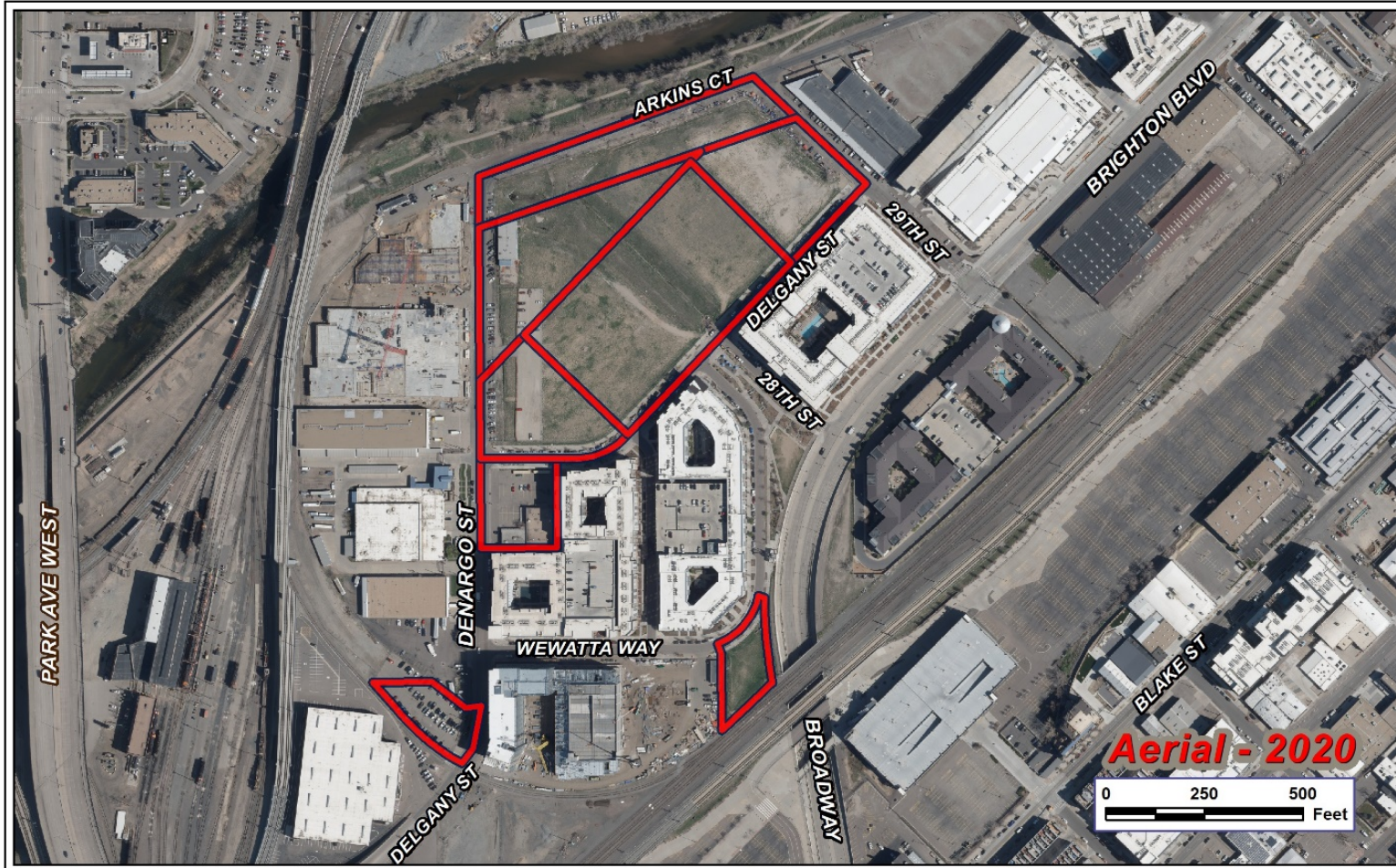


# Five Points Neighborhood





# Request: to C-MX-8, -12, -16, -20 D0-7



## Location

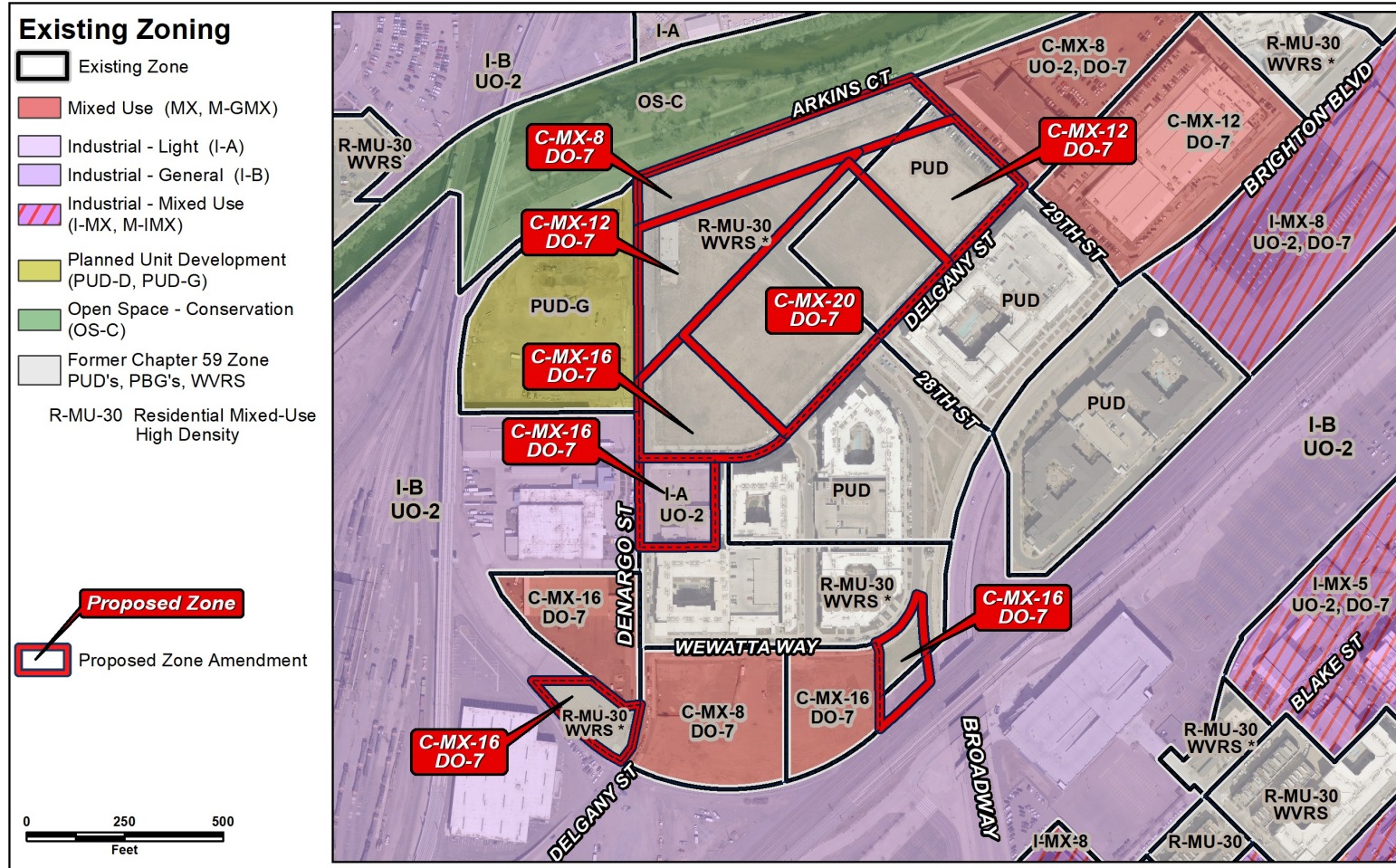
- Denargo Market
- 13 acres

## Proposal:

- Requesting rezoning to facilitate development



# Existing Zoning



- Subject site: R-MU-30 with waivers & conditions; I-A UO-2; I-B UO-2; and PUD 605
- Surrounding properties: OS-C; C-MX-8 UO-2 DO-7; PUD; R-MU-30 w&c; I-B UO-2; C-MX-16 DO-7



# Existing Zoning

## R-MU-30 with waivers & conditions

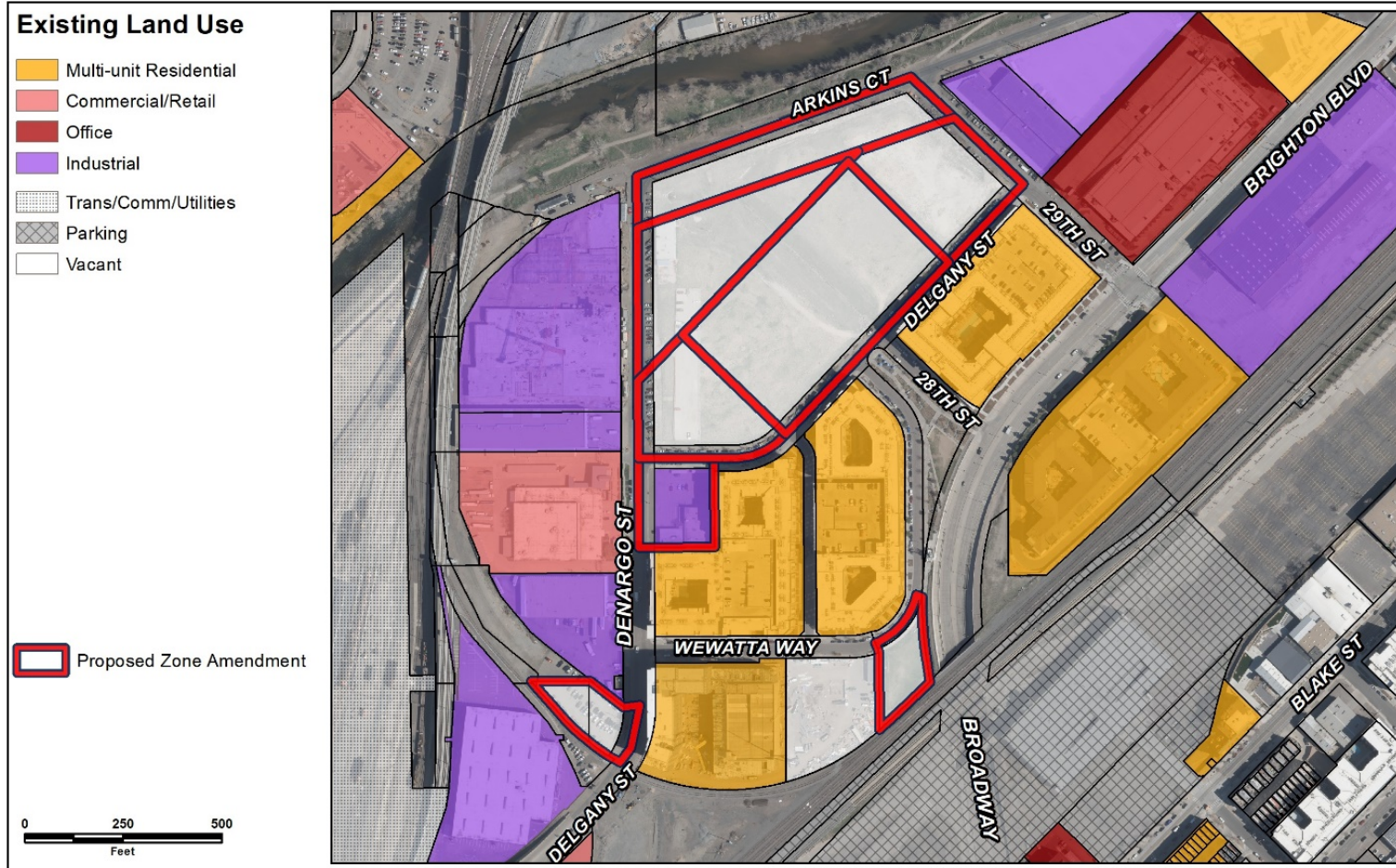
- Primarily residential with supporting commercial
- 75' maximum height
- 12% open space
- 0' setbacks

## PUD 605

- Based on R-MU-30 with waivers & conditions
- 220' tower allowed



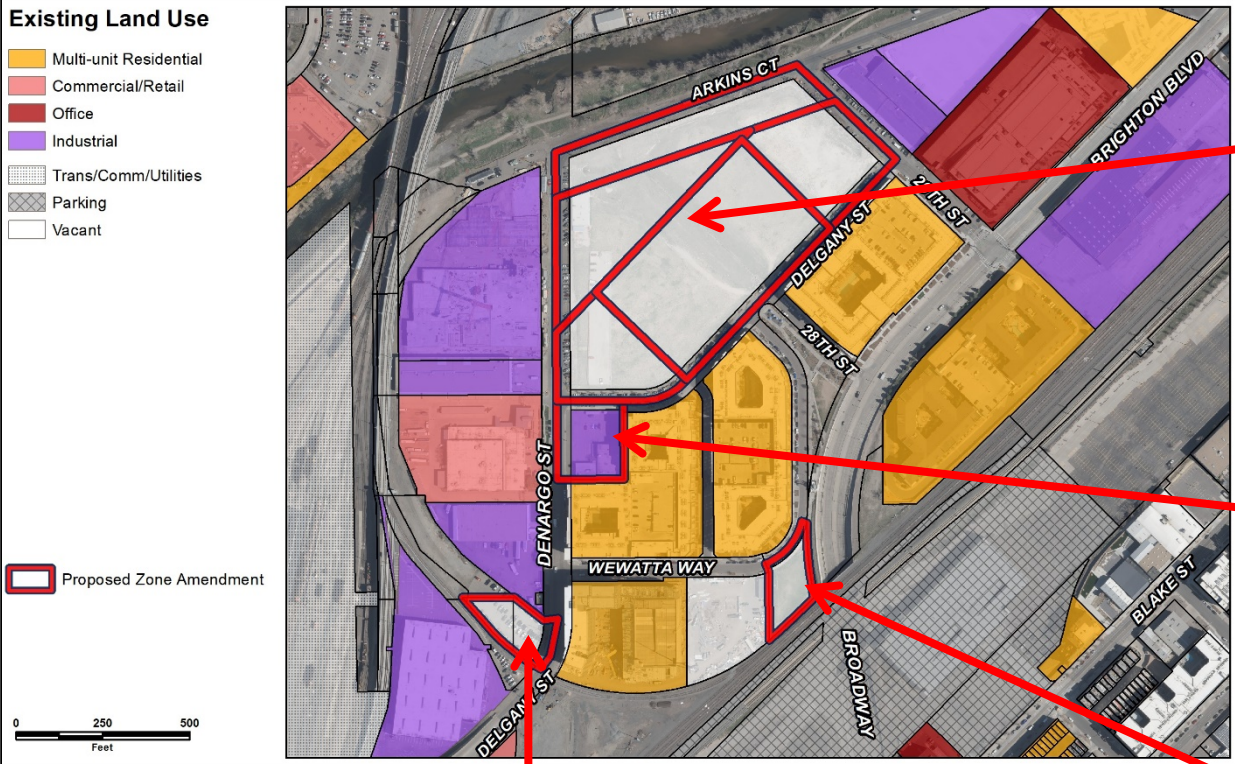
# Existing Land Use



- Subject property: Vacant
- North: Open space
- East: Shelter, office
- South: Multi-unit residential
- West: Industrial, multi-unit residential



# Existing Context – Building Form/Scale



CONN



# LDR, GDP, & DSGs

- LDF approved April 2020, amended November 2020
- Calls for amended and restated GDP
- Amended and restated GDP contemplates 1,000-1,400 units, 1.25m-1.5m SF commercial
- Maintain net 12% open space requirement
- DSGs amended to reflect new layout, eliminate conflicts with DO-7, improve height transition
- Development agreement



# Development Agreement

- Construction, maintenance, and funding responsibilities
- Environmental standards and materials management
- Vesting of property rights
- Transportation demand management
- Voluntary affordable housing commitment

# Affordable Housing Commitment

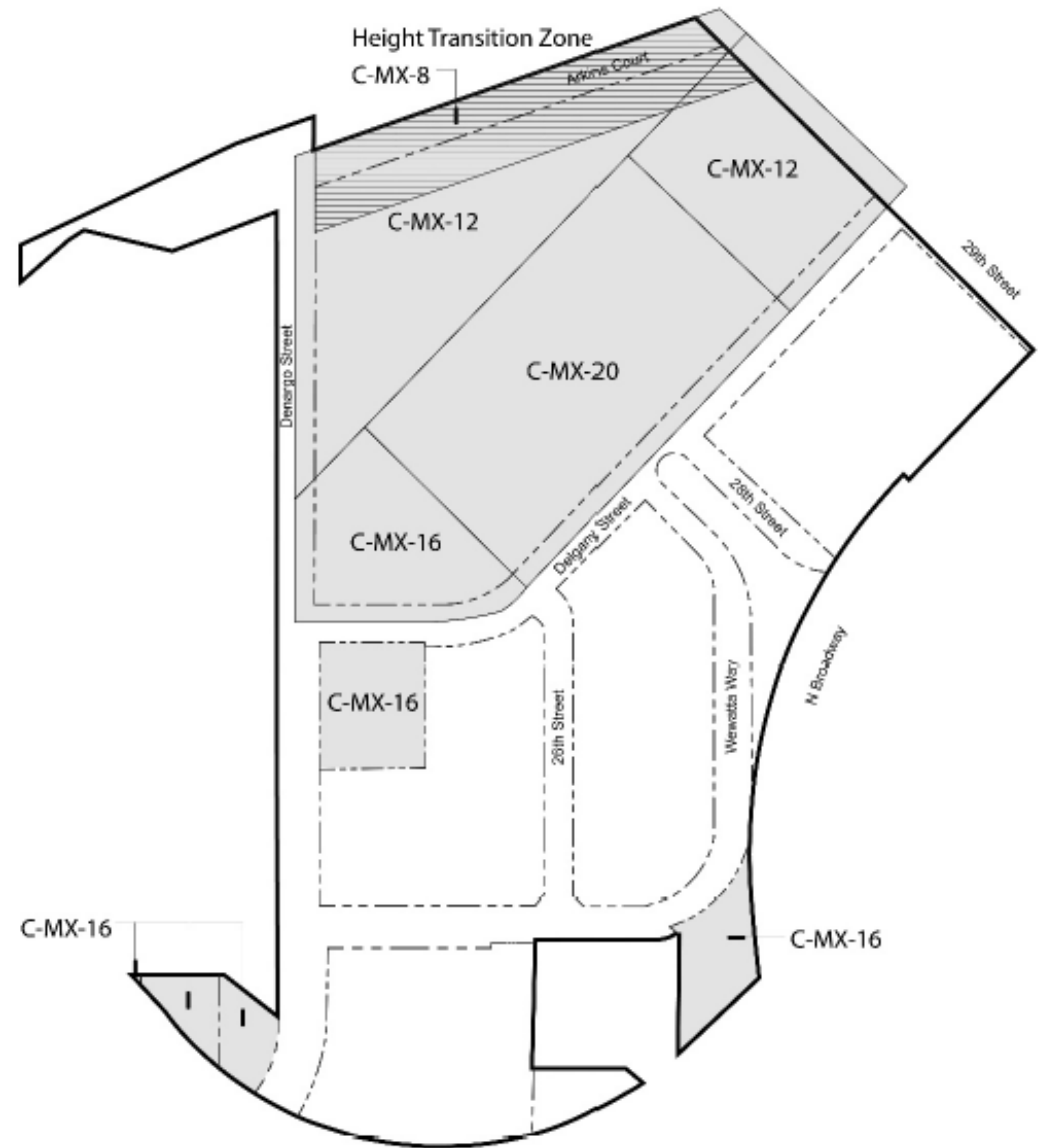
- 15% of units for 60 years
- Rental units at 80% AMI, with at least 25% at 60% AMI (minimum 40 units)
- For-sale units at 100% AMI, with at least 30% at 80% AMI
- At least 30% 2-bedroom units

Type of unit	Percent affordable	AMI	Of those, percent at a lower AMI	Lower AMI
For rent	15%	80%	25% (3.75% total)	60%
For sale	15%	100%	30% (4.5% total)	80%



# Proposed Zoning

- C-MX-8 – 110’ max height
- C-MX-12 – 150’ max height
- C-MX-16 – 200’ max height
- C-MX-20 – 250’ max height
- DO-7 - build-to requirements, residential setbacks, parking location and access, and building design such as mass reduction and transparency



# Process

- Planning Board recommended approval 5-4 (December 16, 2020)
- Land Use, Transportation and Infrastructure Committee (February 2, 2021)
- City Council (May 24, 2021)
- Public comment
  - Three RNO letters of support received
  - 34 other letters of support and 2 letters of opposition received



# 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*
- *River North Plan (2003)*
- *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 2040*

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities.*
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life.*

# Review Criteria: Consistency with Adopted Plans

## Equity



### Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments.*
- Equitable, Affordable and Inclusive Goal 2, Strategy B – *Create a greater mix of housing options in every neighborhood for all individuals and families.*
- Equitable, Affordable and Inclusive Goal 2, Strategy D – *Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.*



# Review Criteria: Consistency with Adopted Plans

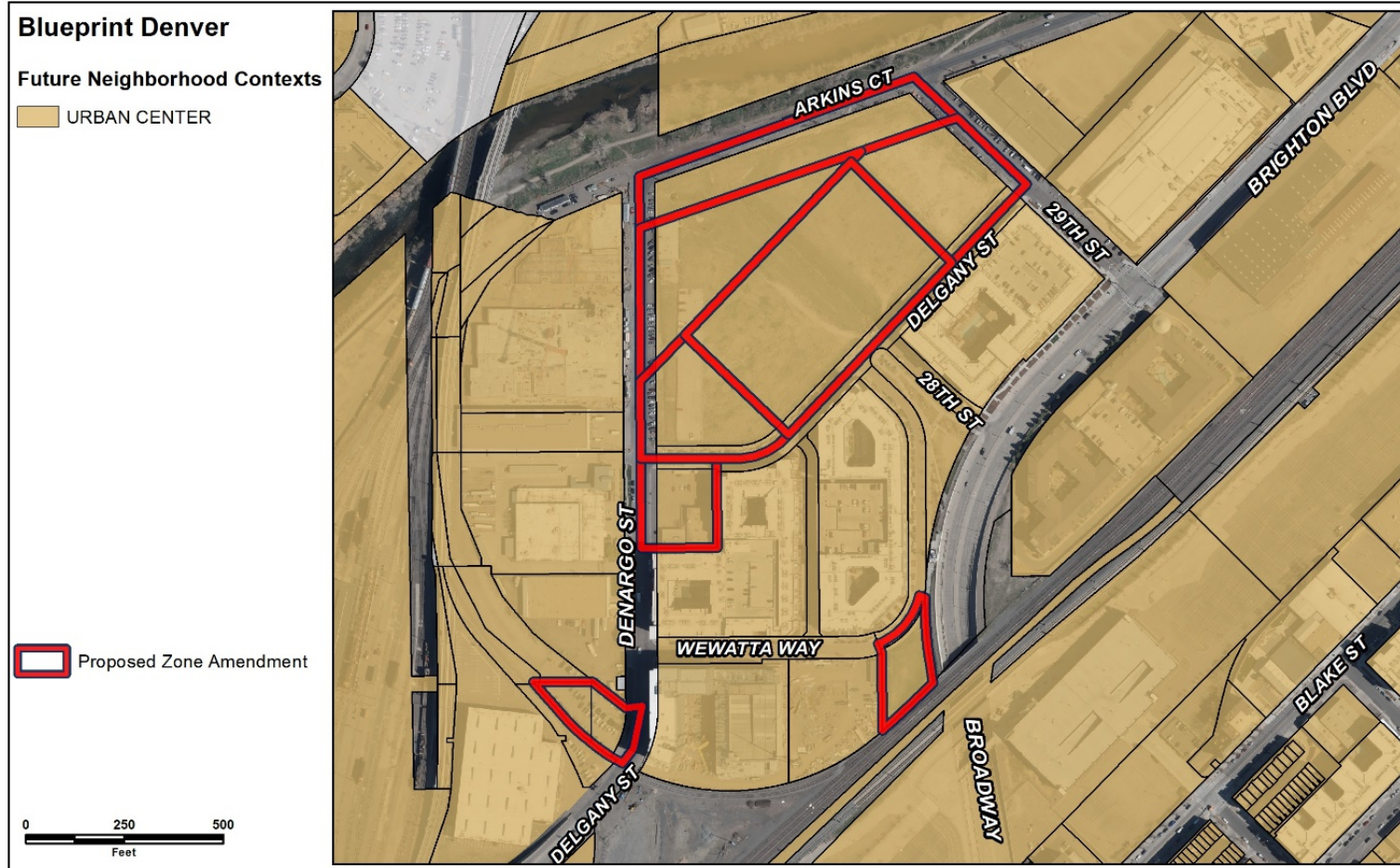
## Climate

### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place.*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*



# Consistency with Adopted Plans: Blueprint Denver 2019

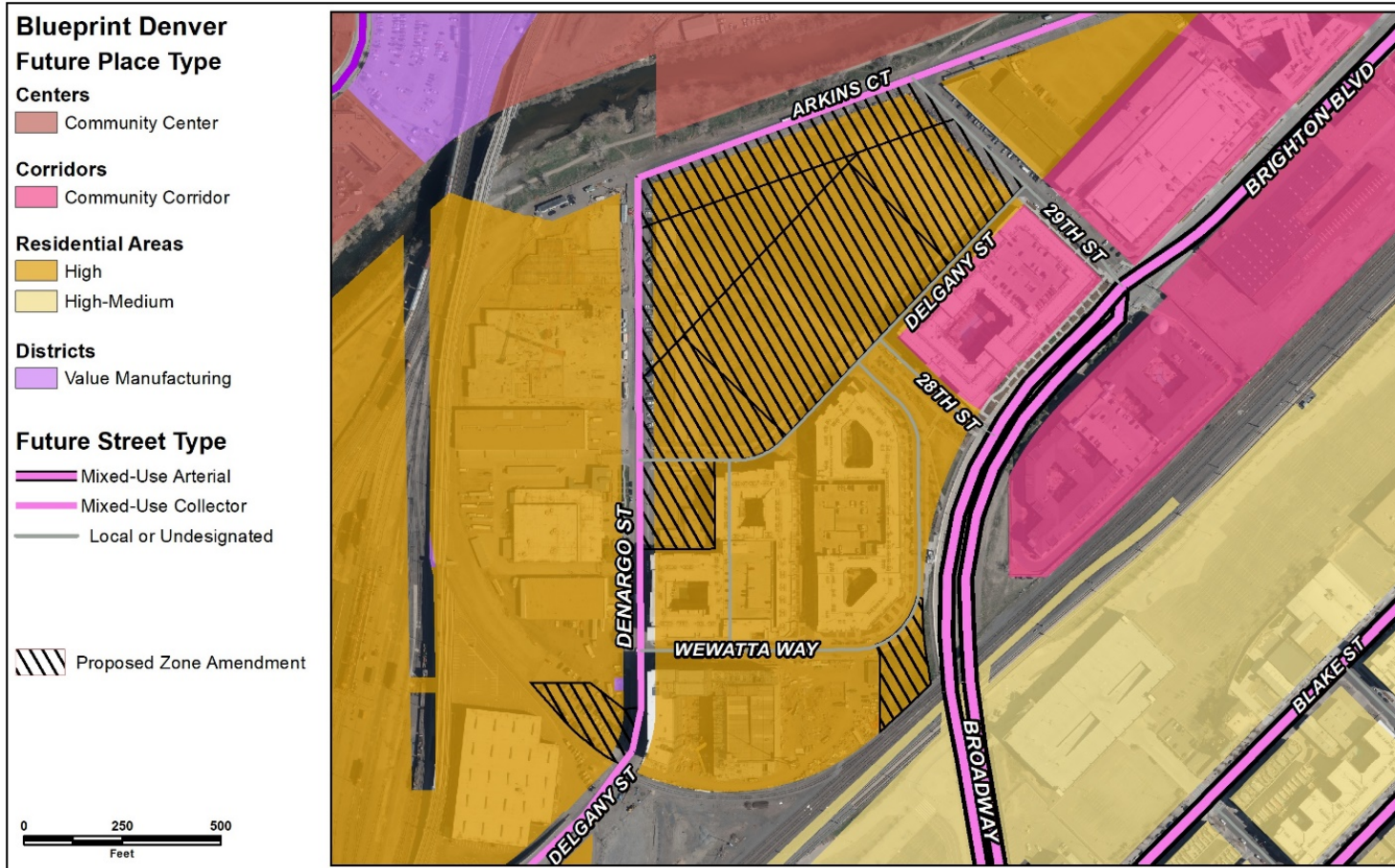


## Urban Center Context

- High intensity residential and significant employment areas
- Substantial mix of uses
- Good street activation and connectivity



# Consistency with Adopted Plans: Blueprint Denver 2019



## High Residential

- High mix of uses throughout
- Buildings are the tallest
- High lot coverage and shallow setbacks

## Mixed-Use Collector Streets

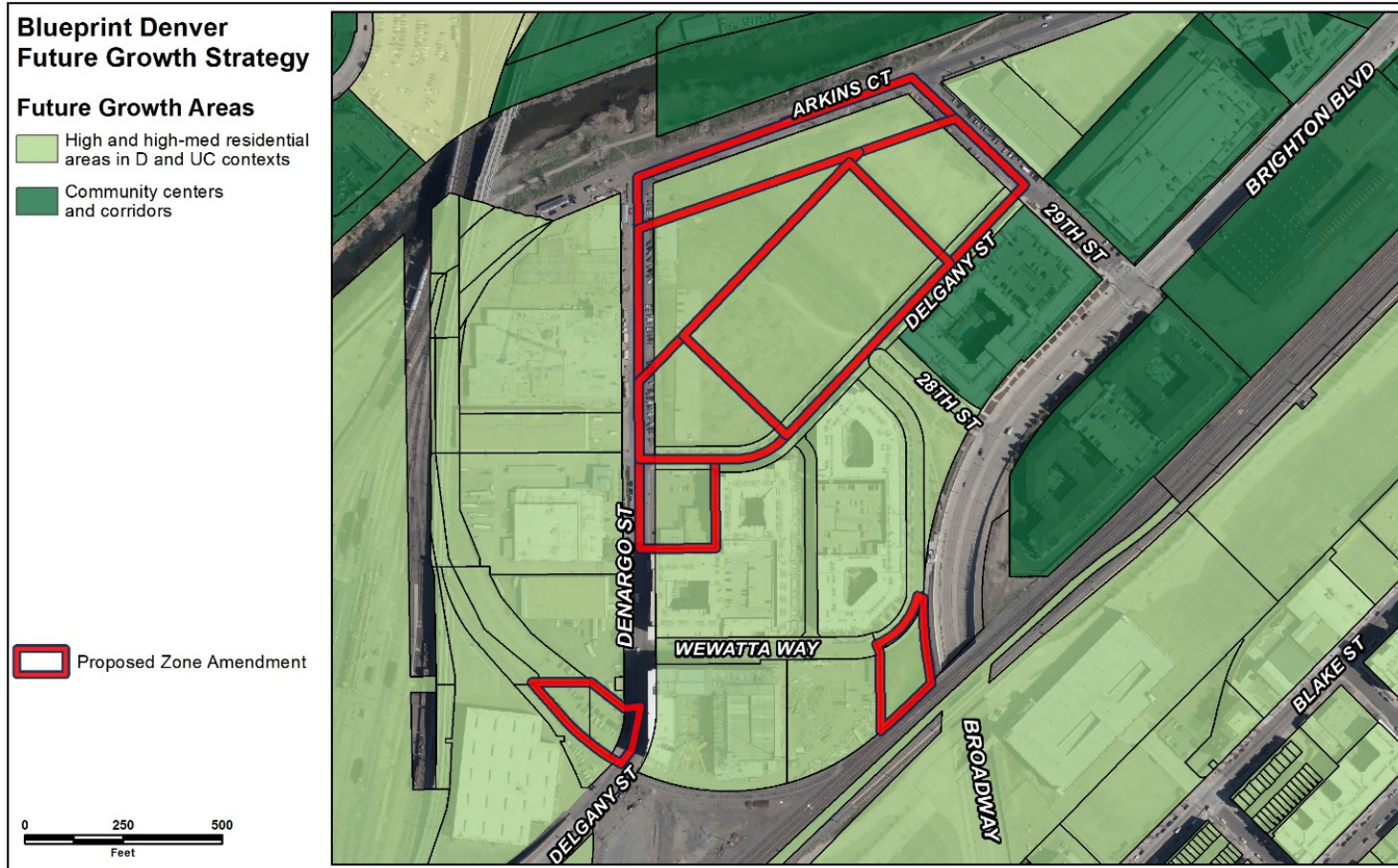
- Varied mix of uses
- Buildings are pedestrian-oriented

## Local Streets

- Vary in their land uses
- Lowest degree of through travel but the highest degree of property access



# Consistency with Adopted Plans: Blueprint Denver 2019



- Growth Areas Strategy

- High and High-Medium residential areas in Downtown and Urban Center contexts

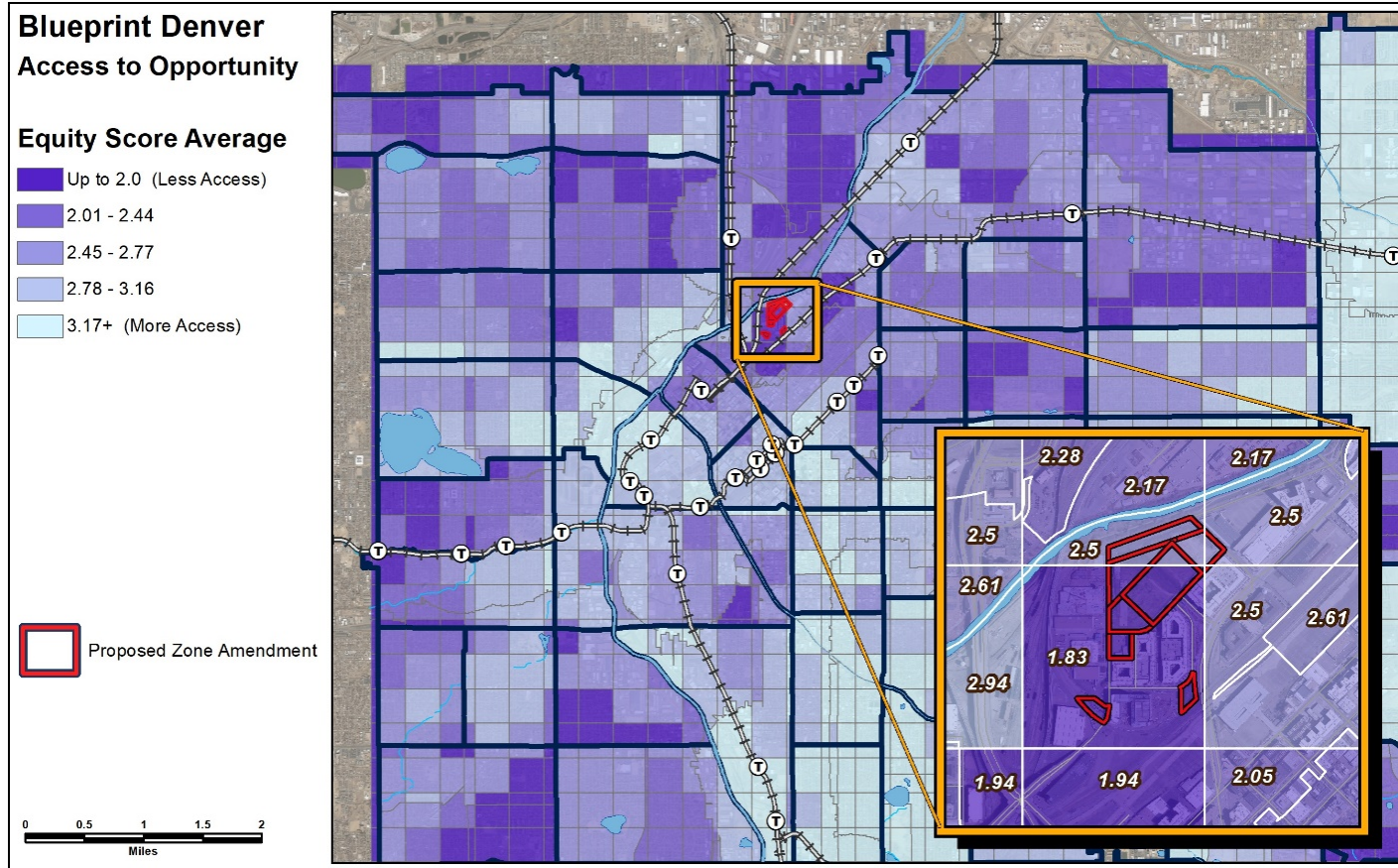
- 5% of new jobs
- 15% of new housing

# Consistency with Adopted Plans: Blueprint Denver 2019

- Strategies
  - Land Use & Built Form: Design Quality & Preservation Policy 3, Strategy D – Use design overlays in limited areas to direct new development towards a desired design character unique to the area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process (p. 102).
  - Land Use & Built Form: General Policy 3, Strategy A: Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.



# Consistency with Adopted Plans: Blueprint Denver 2019



## Access to Opportunity

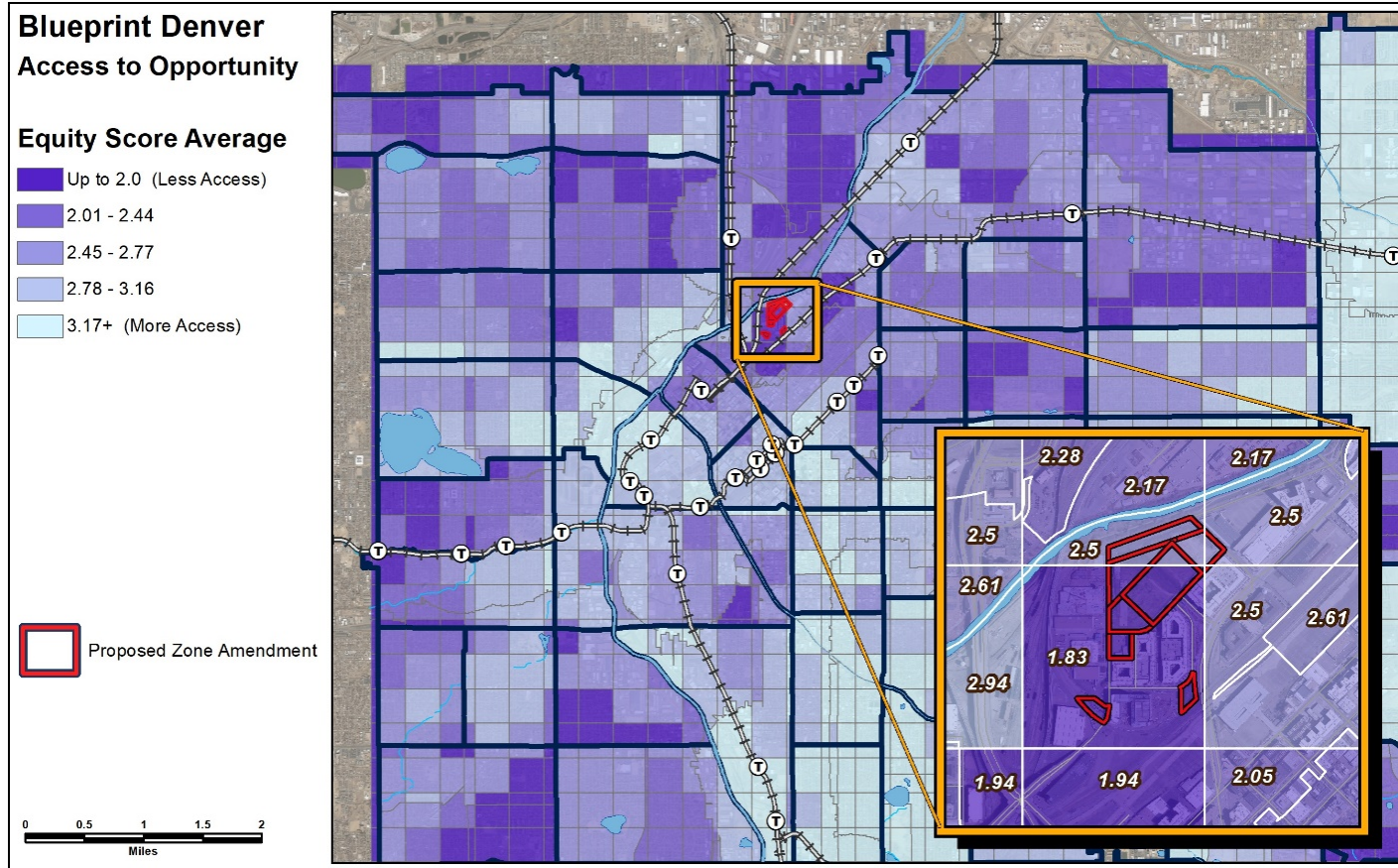
- Access to quality-of-life amenities, health and quality education

## Denargo area:

- Lower scores on health
- Less access to high-capacity, frequent transit



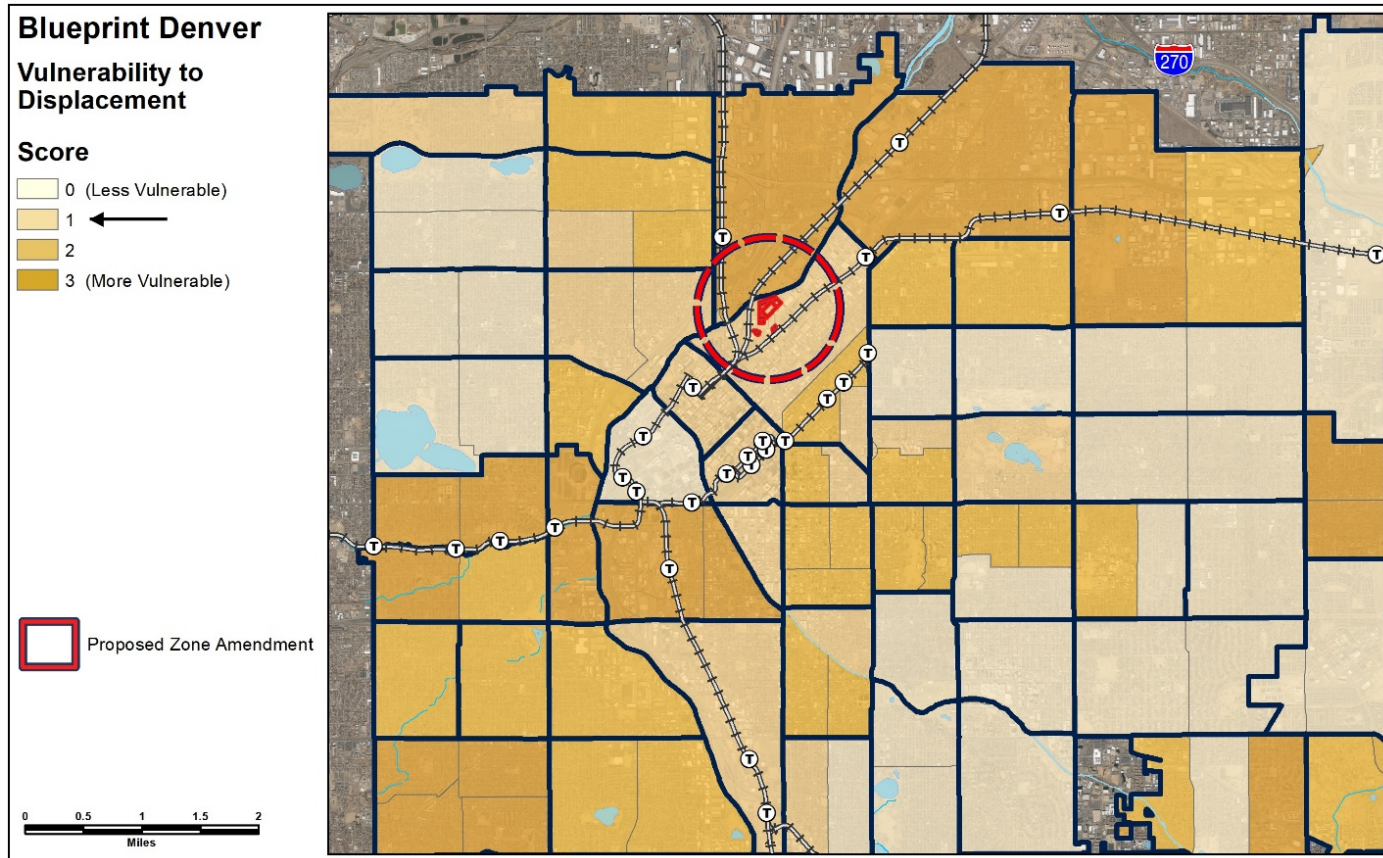
# Consistency with Adopted Plans: Blueprint Denver 2019



## Access to Opportunity

- Increase access to parks
- Increase access to recreational opportunities
- Creating a walkable environment
- Increase access to affordable housing
- Access to existing bus routes

# Consistency with Adopted Plans: Blueprint Denver 2019



## Vulnerability to Involuntary Displacement

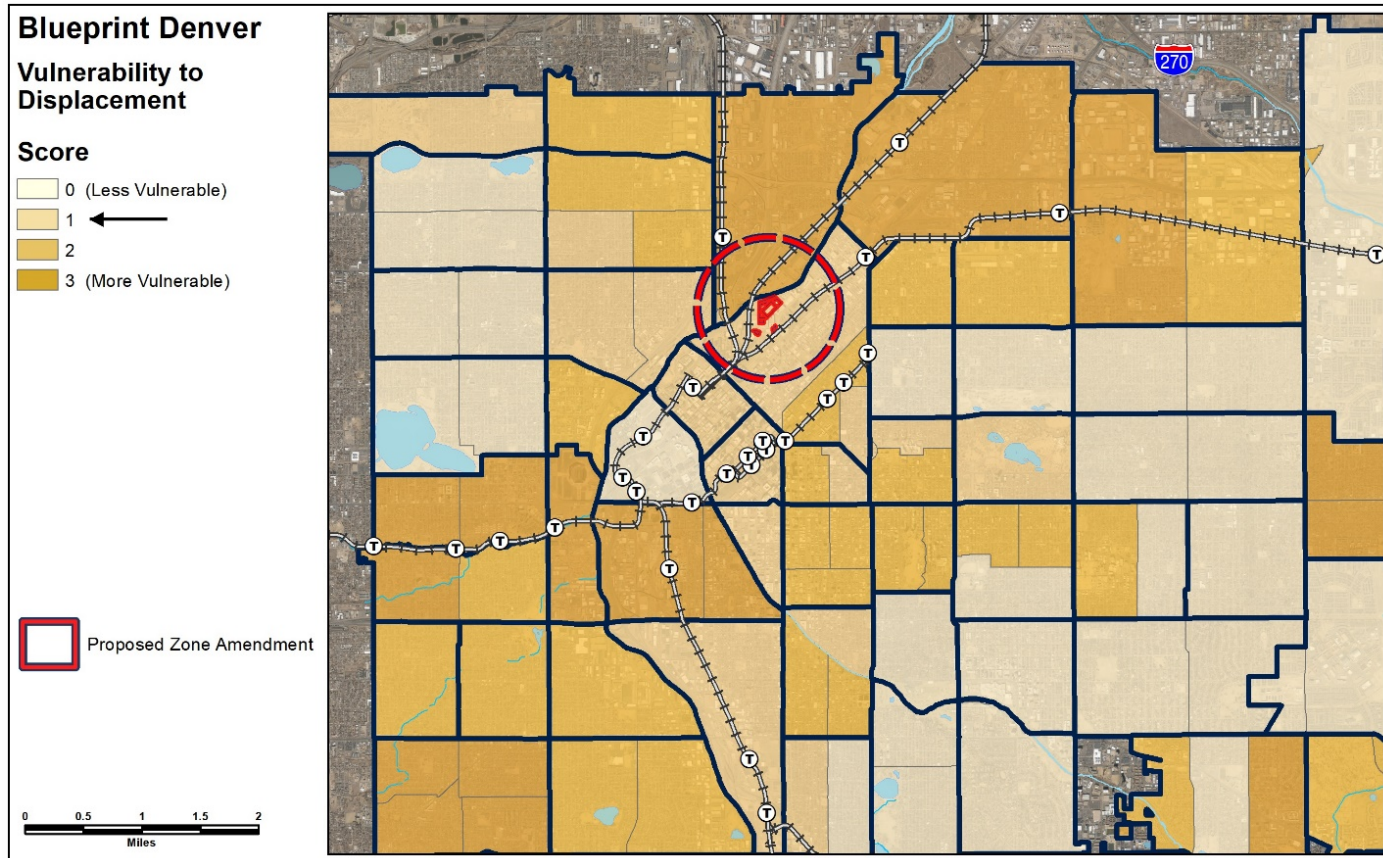
- Residents and businesses who are vulnerable to involuntary displacement

Denargo area:

- Higher percentage of renters



# Consistency with Adopted Plans: Blueprint Denver 2019



## Vulnerability to Involuntary Displacement

- Affordable housing commitment
- Covers both for-rent and for-sale
- Local marketing



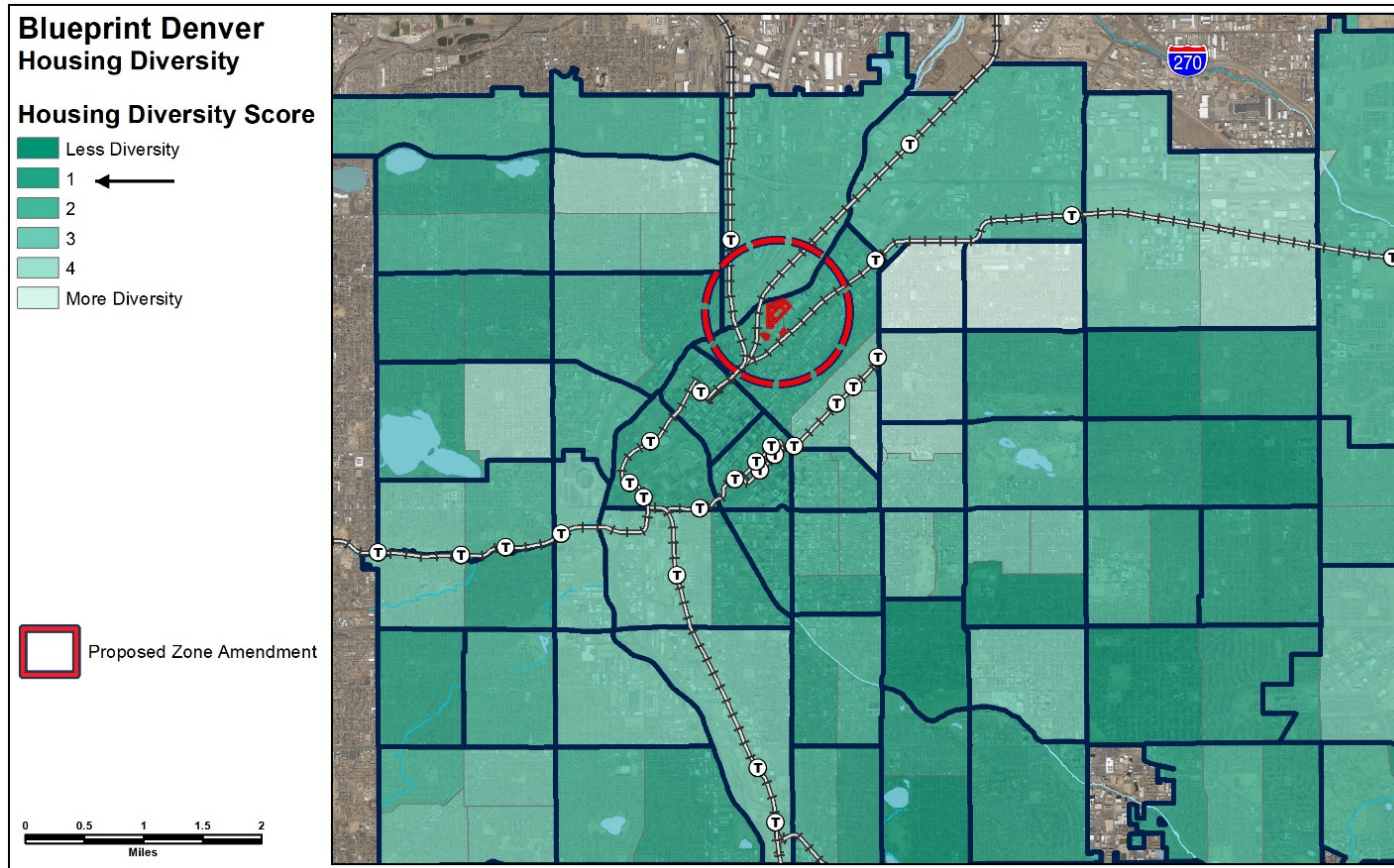
# Consistency with Adopted Plans: Blueprint Denver 2019

## Housing Diversity

- Inclusive range of housing and employment options in all neighborhoods

Denargo area:

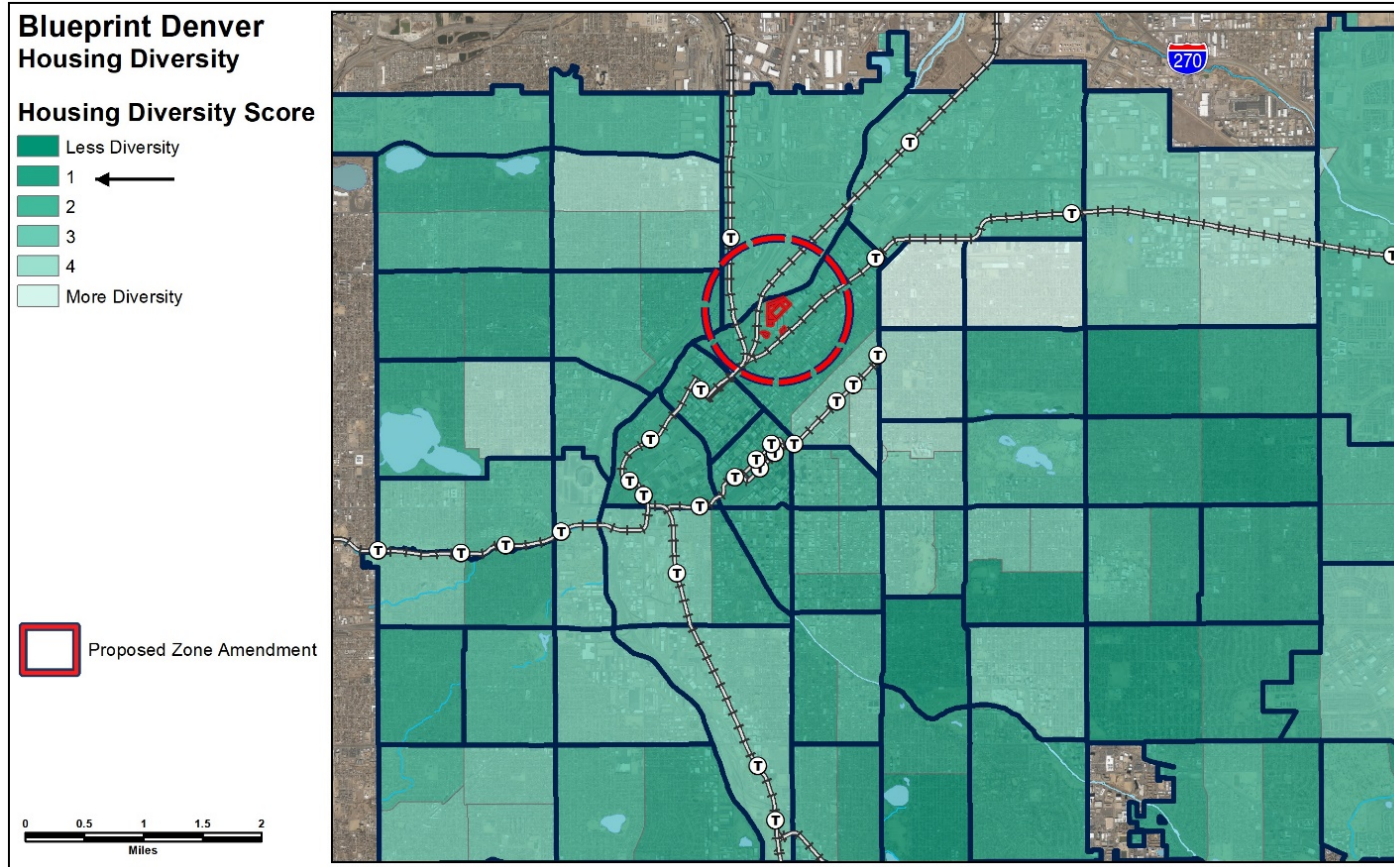
- Lack of diversity in size, tenure, and cost



# Consistency with Adopted Plans: Blueprint Denver 2019

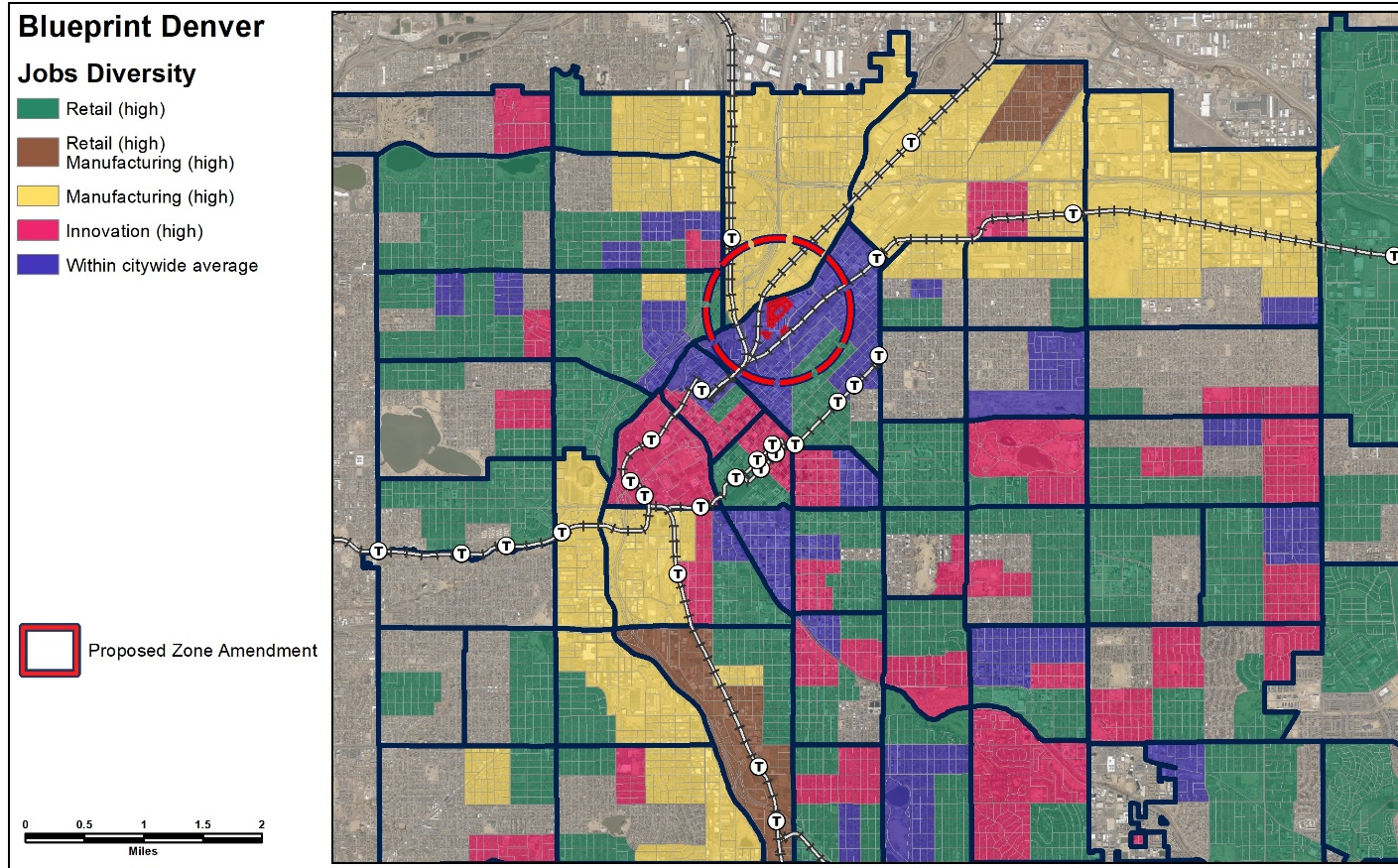
## Housing Diversity

- More affordable units
- Down to 60% AMI
- Units with 2+ bedrooms
- Covers both for-rent and for-sale





# Consistency with Adopted Plans: Blueprint Denver 2019



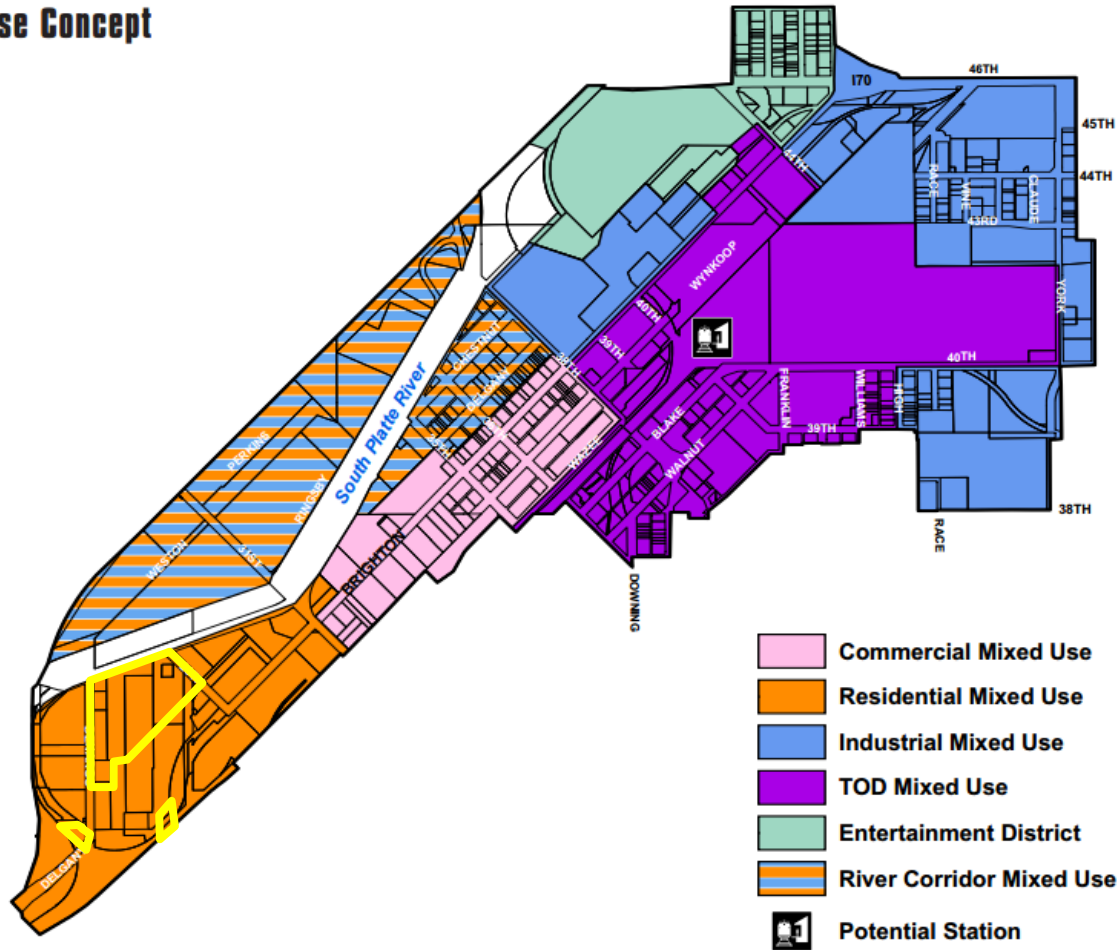
## Jobs Diversity

- Similar to city average
  - Percent of jobs by industry
- Allows for a variety of employment types and options



# Consistency with Adopted Plans: River North Plan

## Land Use Concept



- Residential Mixed Use Land Use Concept
- Compact, mixed-use, pedestrian friendly
- No specific height guidance except along the South Platte
- Ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area

# Consistency with Adopted Plans: Housing an Inclusive Denver

- Provides guidance and strategies for the city to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6).
- Key Recommendation – *Promote development of new affordable, mixed-income and mixed-use rental housing (p. 83).*
- Applicant has committed to a voluntary affordable housing agreement.
- **The proposed map amendment already meets the consistency with adopted plans criterion. The inclusion of a voluntary affordable housing agreement further strengthens the already consistent application.**



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent with the C-MX zone districts
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, promotes walkability, affordability, access to recreation
4. Justifying Circumstances
  - Changed or Changing Conditions: Former Chapter 59 zoning, changes in the neighborhood, newly adopted plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - “To promote safe, active, and pedestrian-scaled, diverse areas” and “creating mixed, diverse neighborhoods.”



# CPD Recommendation

CPD recommends 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