



**DENVER**  
THE MILE HIGH CITY

# **1145 and 1165 South Broadway**

## **2015I-00177**

T-MU-30 W/C UO-1 to  
C-MX-12 UO-1

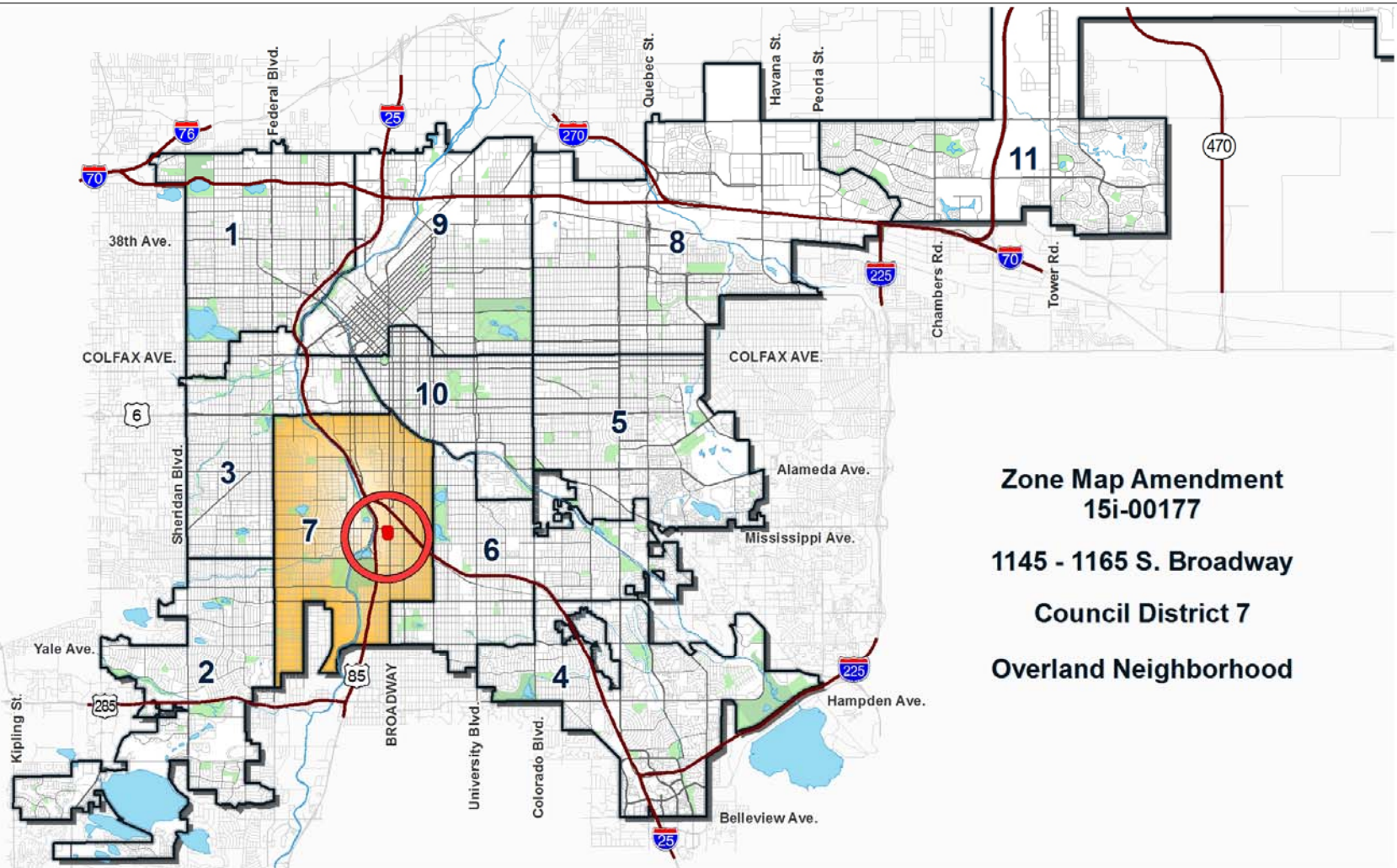
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

Denver City Council  
August 29, 2016



**DENVER**  
THE MILE HIGH CITY

# Council District 7



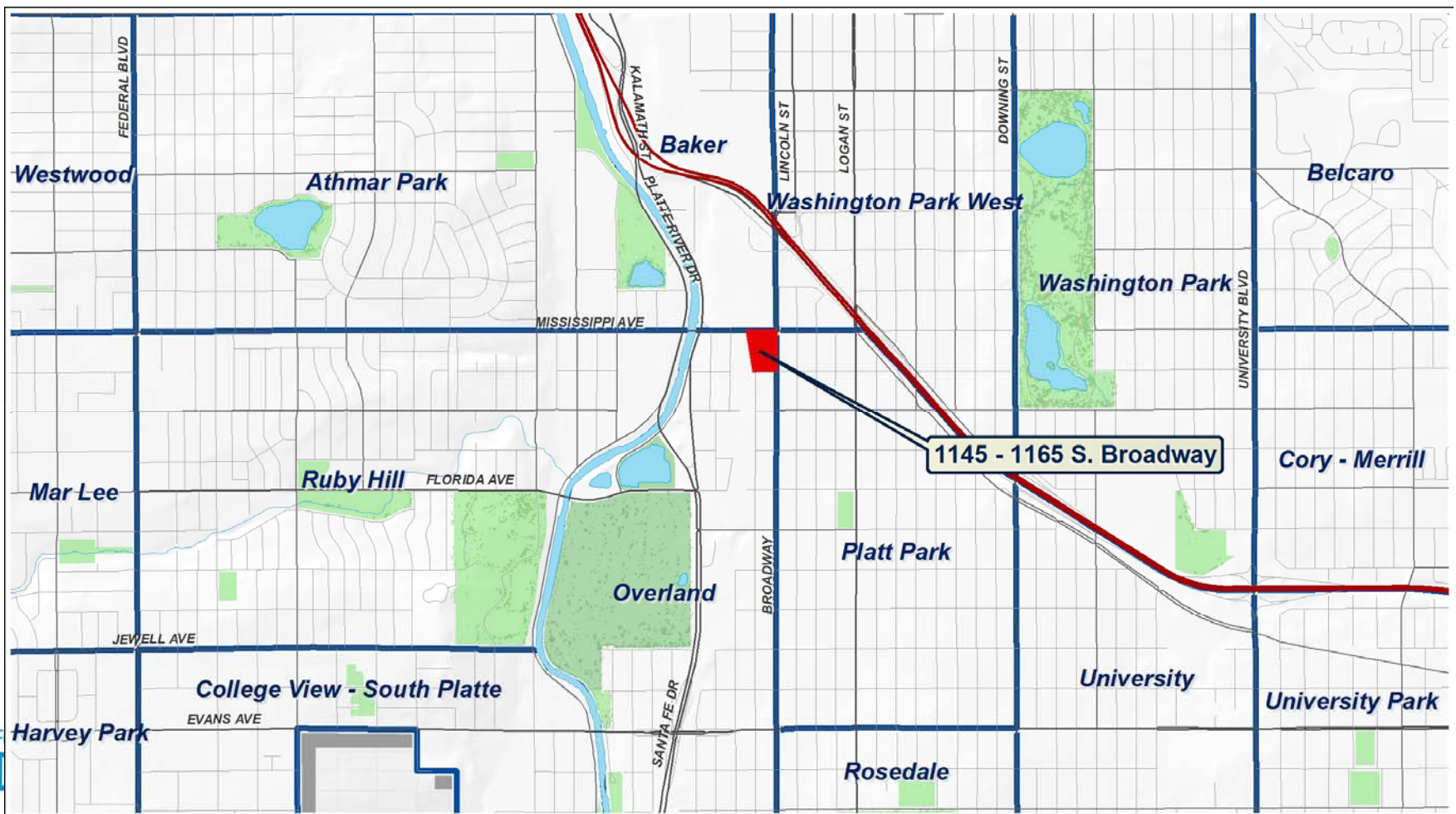
**Zone Map Amendment  
15i-00177**

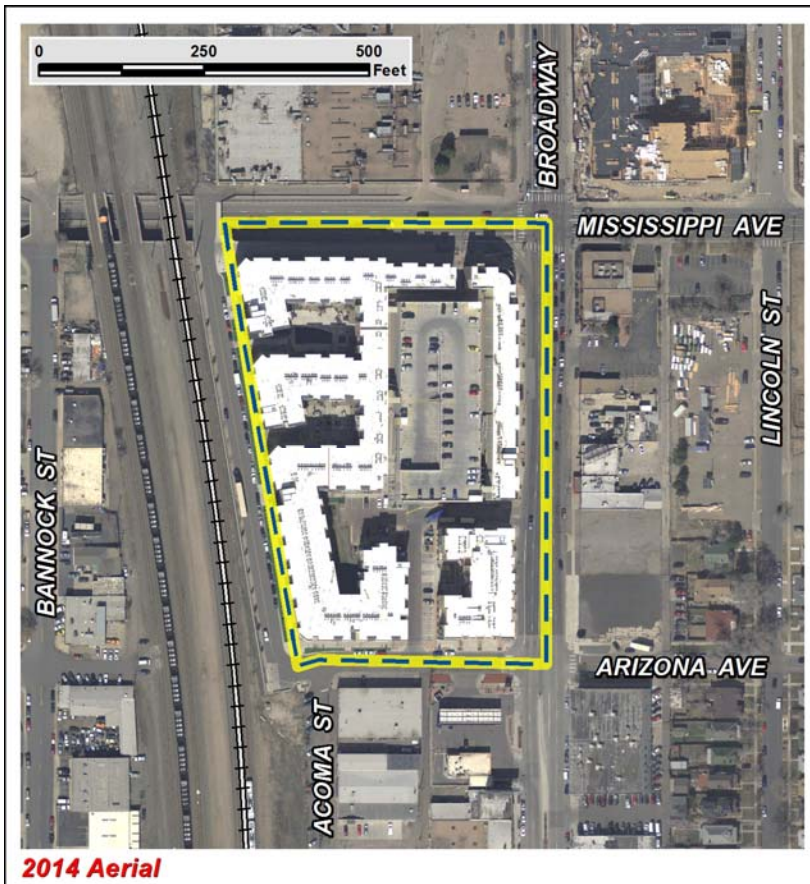
**1145 - 1165 S. Broadway**

**Council District 7**

**Overland Neighborhood**

# Overland Neighborhood





- SW corner of S Broadway and Mississippi Ave, bound by CML and Arizona Ave
- Located within ½ mile of two light rail stations
- 1,000 feet from the South Platte River Trail



- Property:
  - 5.08 acres, two parcels
  - Two property owners
  - 5-story mixed use structure and 5-story multi-family structure
- Manager of CPD:
  - Requesting rezoning to bring property into DZC and simplify regulatory layers
- Rezone from T-MU-30 W/C UO-1 to C-MX-12 UO-1

# Request: C-MX-12 UO-1 Urban Center Neighborhood Context –Mixed Use– 12, stories max. ht. and Adult Use Overlay

Article 7. Urban Center Neighborhood Context  
Division 7.1 Districts

7.2.2.2 Specific Information

A. Mixed Use C-MX-12 building

B. Mixed Use C-MX-12 building

C. Mixed Use C-MX-12 building

D. Mixed Use C-MX-12 building

E. Mixed Use C-MX-12 building

SECTION 7.1.1 GENERAL CHARACTER

The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Live-Work, Shop/Front, and General Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shop/Front, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lanes, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION

All buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT

The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY

There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation systems.

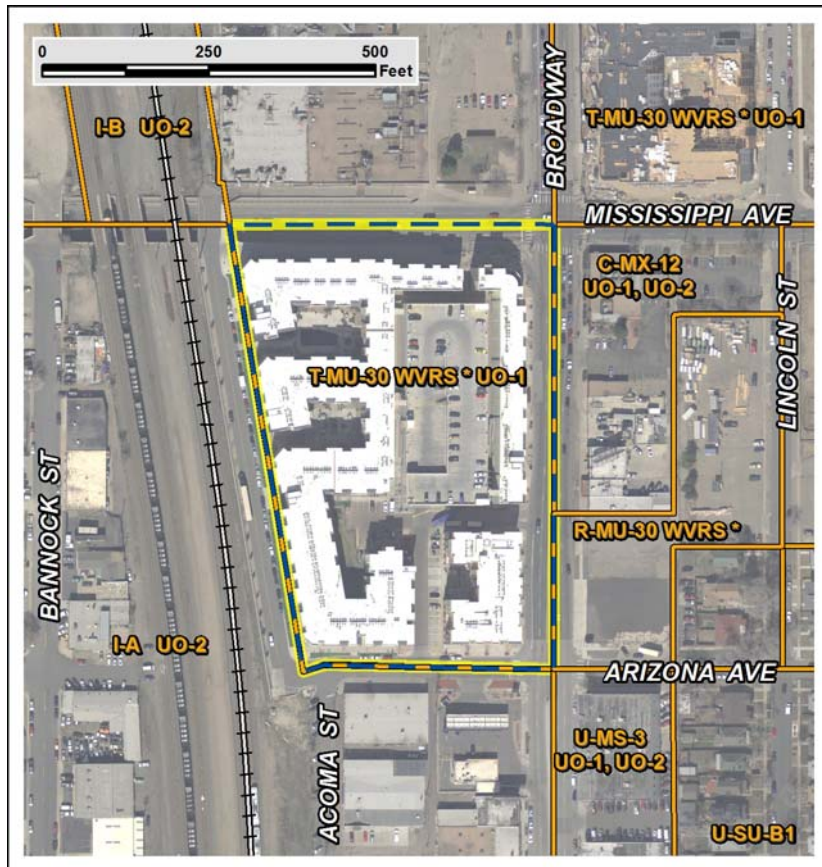
DENVER ZONING CODE  
June 25, 2010

7.2-2 | 7.3-2



- Zoning
- GDP/UDS&G
- View Planes
- Land Use
- Building Form/Scale

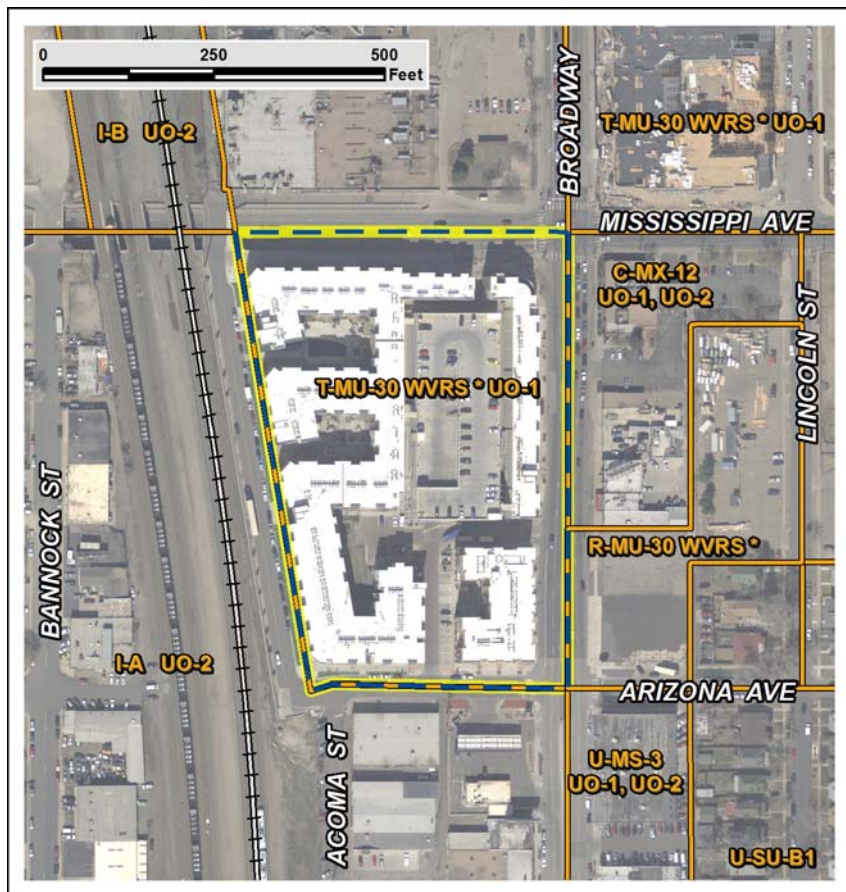
# Existing Context – Zoning



- Current Zoning
  - T-MU-30 Waivers and Conditions UO-1
    - FAR: 5:1
    - Height: 220 feet
    - Waivers for Parcel 5:
      - Waives certain permitted uses
    - Waivers for Parcel 6:
      - Waived Reduction of Off-Street Parking Spaces
      - Waived ability to provide parking across the GDP
    - Conditions
      - Infrastructure Master Plan included with GDP
      - TREX and I-25 improvements could proceed prior to approval of GDP
  - UO-1
    - Adult uses allowed along with distance and spacing requirements



# Existing Context – Zoning



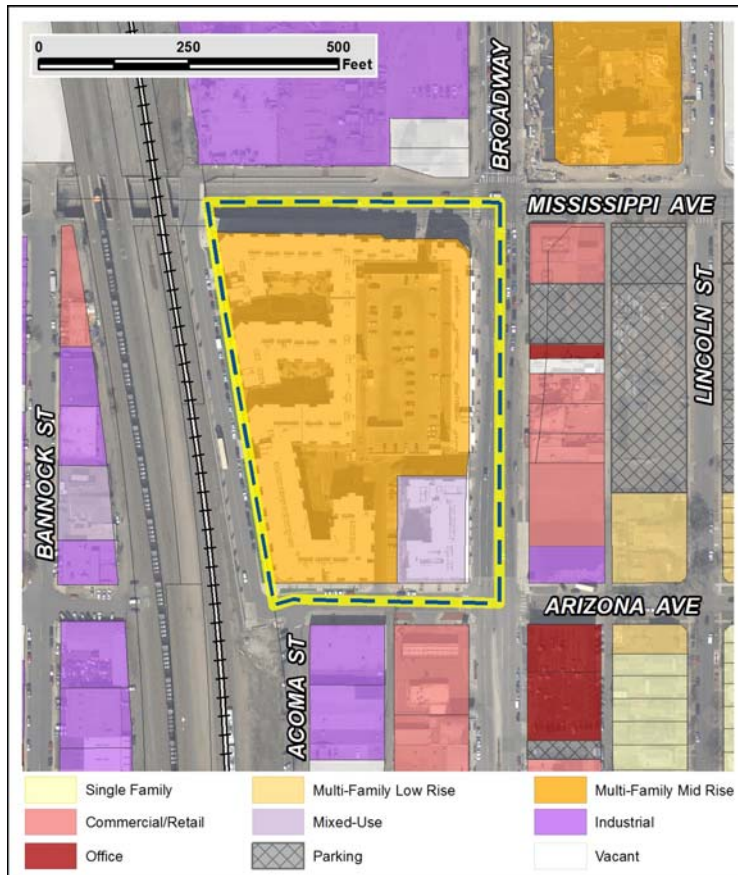
- North of Mississippi Ave C-MS-12, T-MU-30 W/C UO-1, I-B UO-2
- East of Broadway C-MX-12 UO-1 UO-2, R-MU-30 W/C
- South of Arizona and West of CML I-A UO-2

## Washington Park View Plane



- Originates in Washington Park and protects views of the mountains
- Specifies maximum heights for all structures
- Estimated 109-121 feet permitted across site

# Existing Context – Land Use

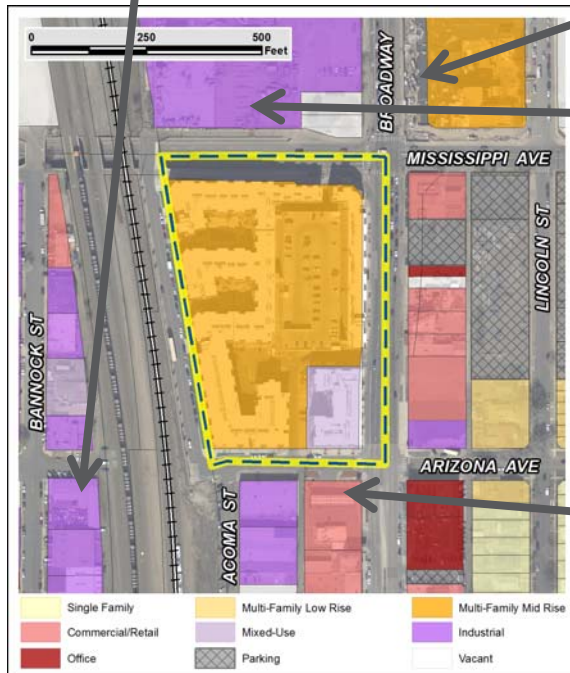


- Site is mixed-use and multi-family
- Vacant to the north
- Multi-family and scattered commercial along S Broadway
- Industrial to the south and east

# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
  1. Baker Historic Neighborhood Association
  2. Denver Neighborhood Association, Inc.
  3. Inter-Neighborhood Cooperation
  4. Overland Park Neighborhood Association
  5. Platt Park People's Association
- CPD staff attended the Overland Park Neighborhood Association Meeting in April
- No RNO or public comments received

- Notice of Receipt of Application: April 26, 2016
- Planning Board voted unanimously to recommend approval: July 6, 2016
- Neighborhoods and Planning Committee moved the bill forward: July 20, 2016
- Notice of City Council Public Hearing: August 5, 2016
  - Registered Neighborhood Organizations
  - Notification signs posted on property

## 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



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Overland Neighborhood Plan (1993)
- Broadway Corridor Study (2001)

### 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

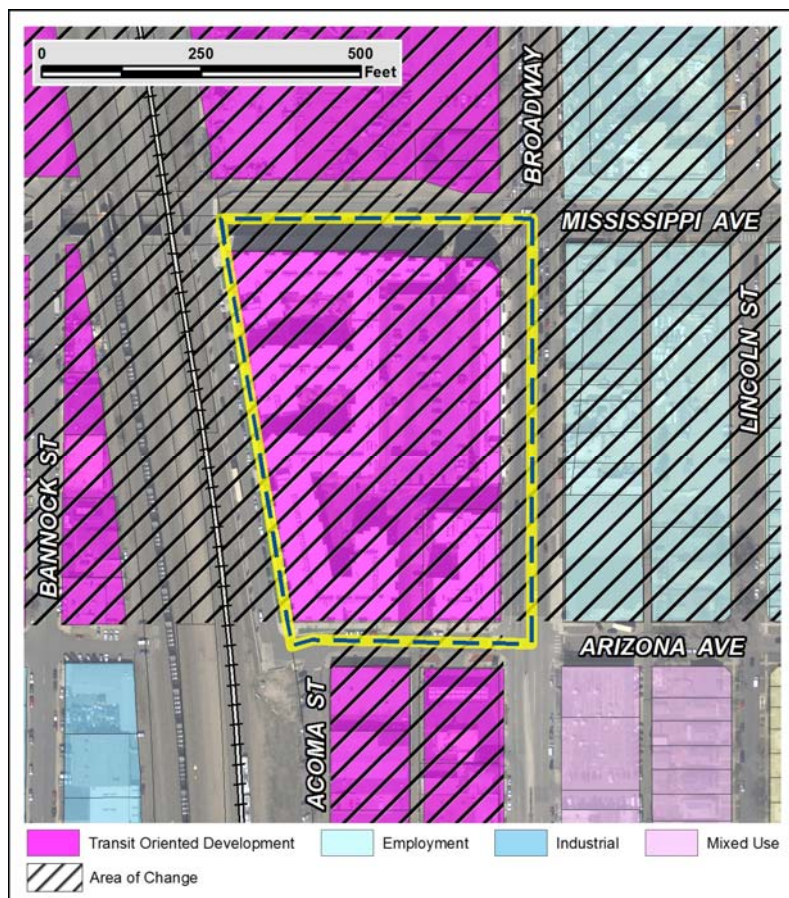


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: promoting infill development at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes.* (pg 39)
- 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.* (pg 60)
- Land Use Strategy 4-A - *Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.* (pg 60)
- Denver’s Legacies Strategy 3-A – *Identify areas in which increased density and new uses are desirable and can be accommodated.* (pg 99)

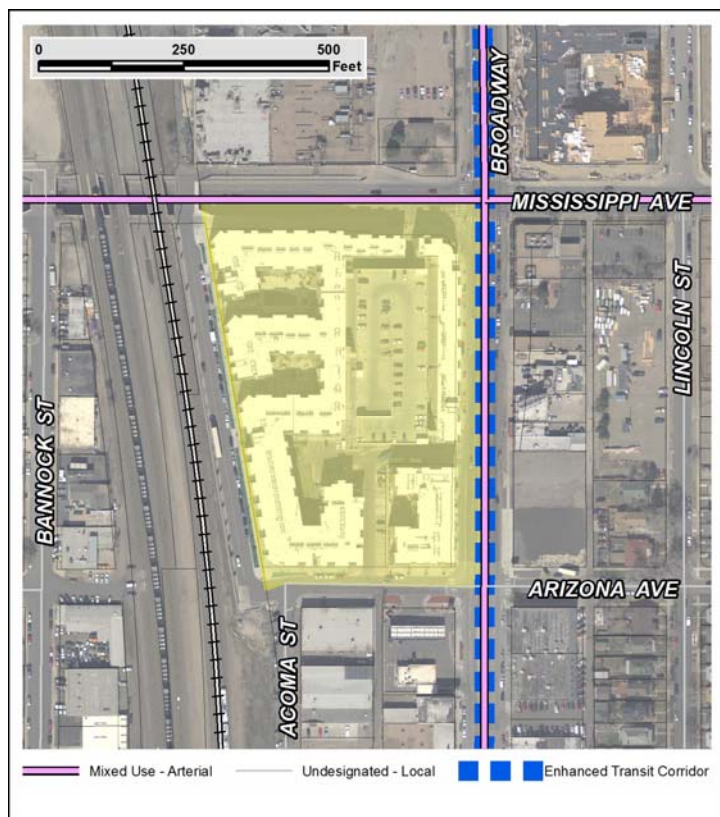
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Transit Oriented Development
    - Compact, mid to high-density, mix of uses
    - Pedestrian-friendly orientation and design
    - High multimodal access, reduced emphasis on auto parking
- Area of Change

# Review Criteria: Consistency with Adopted Plans



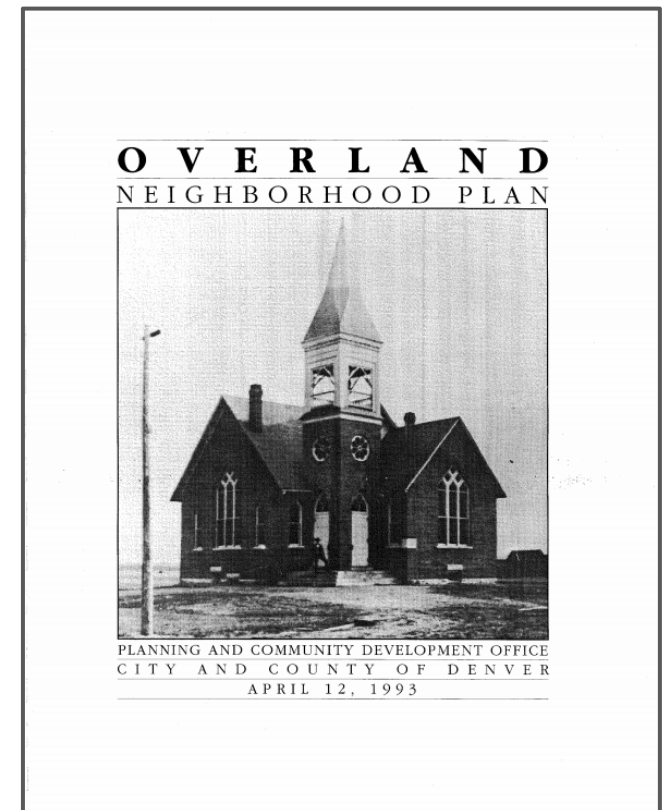
## Blueprint Denver (2002)

- Future Street Classification:
  - S Broadway, W Mississippi Ave
    - Mixed Use Arterials
  - W Arizona Ave and S Acoma St
    - Undesignated Locals
  - S Broadway: Enhanced Transit Corridor

*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*

## Overland Neighborhood Plan (1993)

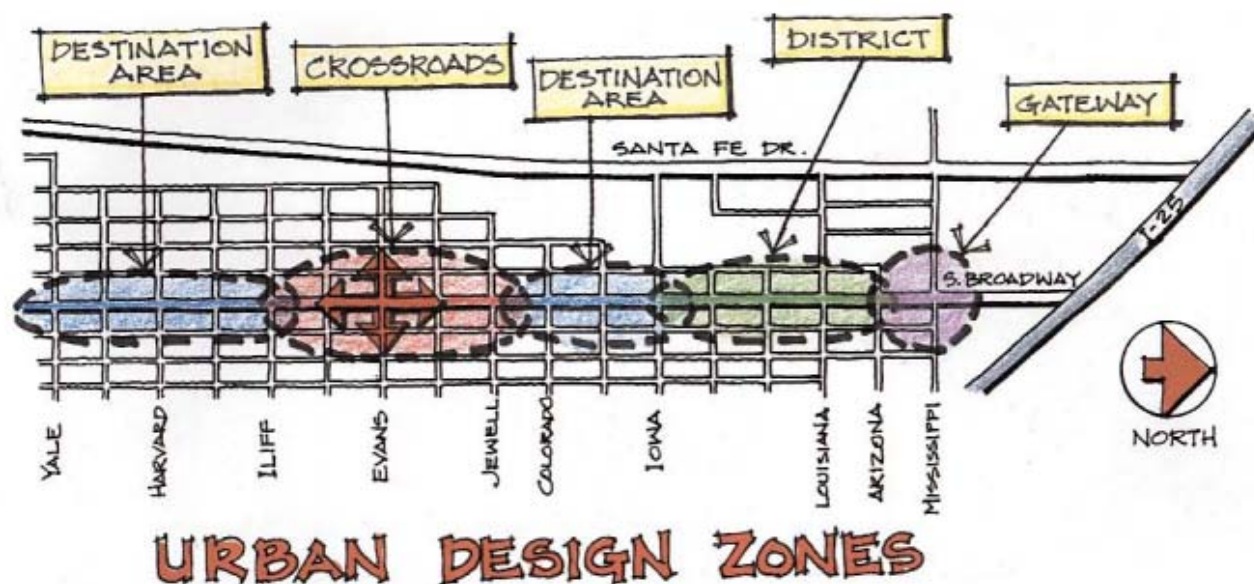
- Business/Industrial Sub-Area III
  - Potential for higher density residential and mixed-use development with the introduction of light rail
  - Did not contemplate redevelopment of the Gates Rubber Factory, but acknowledged potential for long-term redevelopment



# Review Criteria: Consistency with Adopted Plans

## South Broadway Corridor Study (2001)

- Broadway and Mississippi intersection identified as a gateway for enhanced public realm treatments



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, Overland Neighborhood Plan, South Broadway Corridor Study
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

## 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**
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
    - Adopted plans recommend redevelopment and recognize evolving character
    - Site redeveloped after the closure of the Gates Rubber Factory
    - Redevelopment in area signals an evolution in the environs
    - Adoption of DZC introduced new tools to implement adopted plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



## 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
  - Urban Center Neighborhood Context
  - C-MX Purpose Statement
  - C-MX-12 Intent Statement

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