



DENVER
THE MILE HIGH CITY

I-25 and Broadway Station Area

Multiple addresses on 800-1000 blocks S. Broadway,
301 W. Mississippi Ave., 700 S. Santa Fe Dr., 925 S.
Santa Fe Dr., 711 S. Cherokee St., 501 W. Ohio
Ave., 510 W. Tennessee Ave., and 99 W. Kentucky
Ave

T-MU-30 W/C UO-1 to
C-MS-12, C-MX-12, C-MX-16, C-
RX-8

FOR CITY SERVICES VISIT DenverGov.org | CALL 311

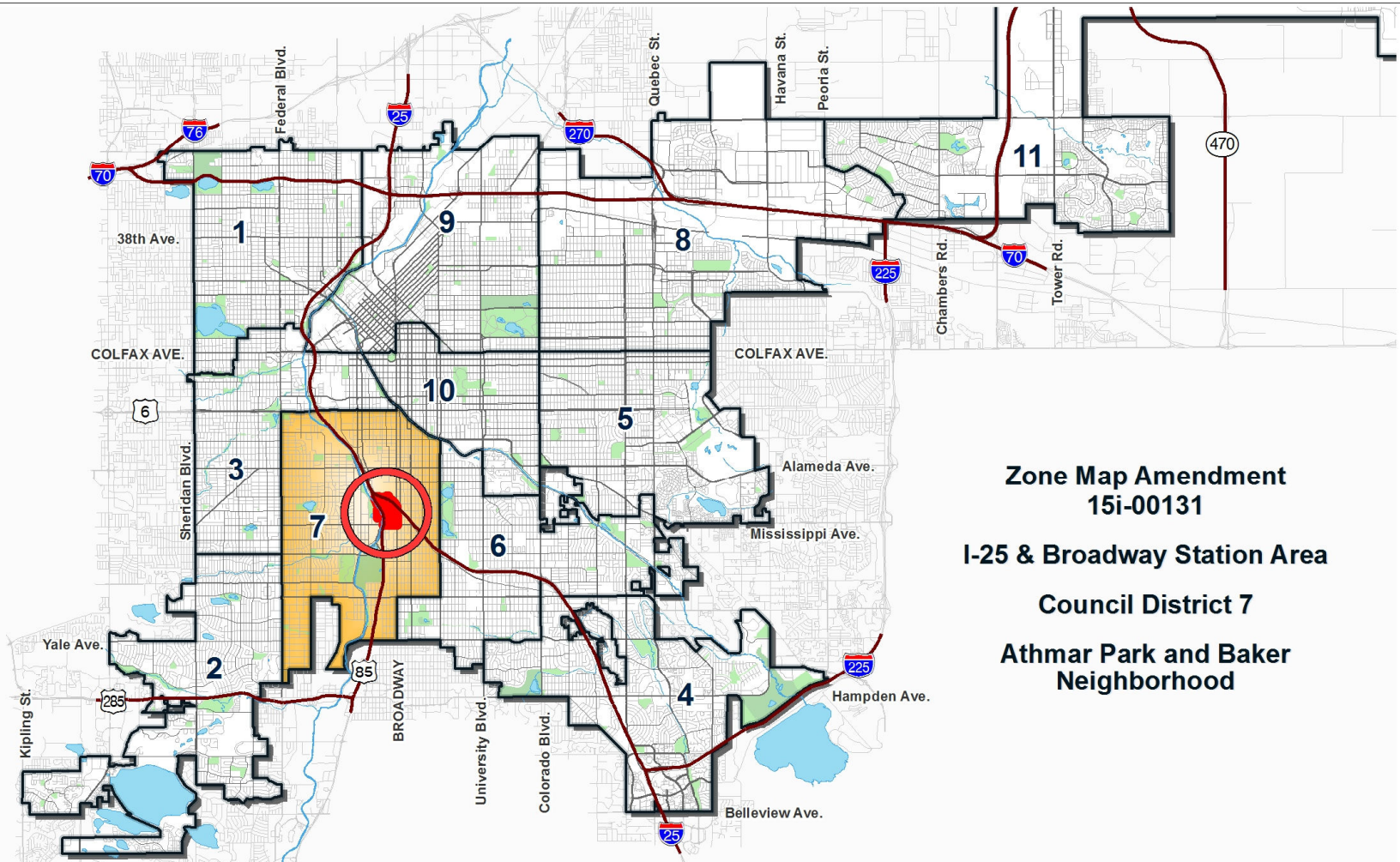
Denver City Council

June 20, 2016



DENVER
THE MILE HIGH CITY

Council District 7

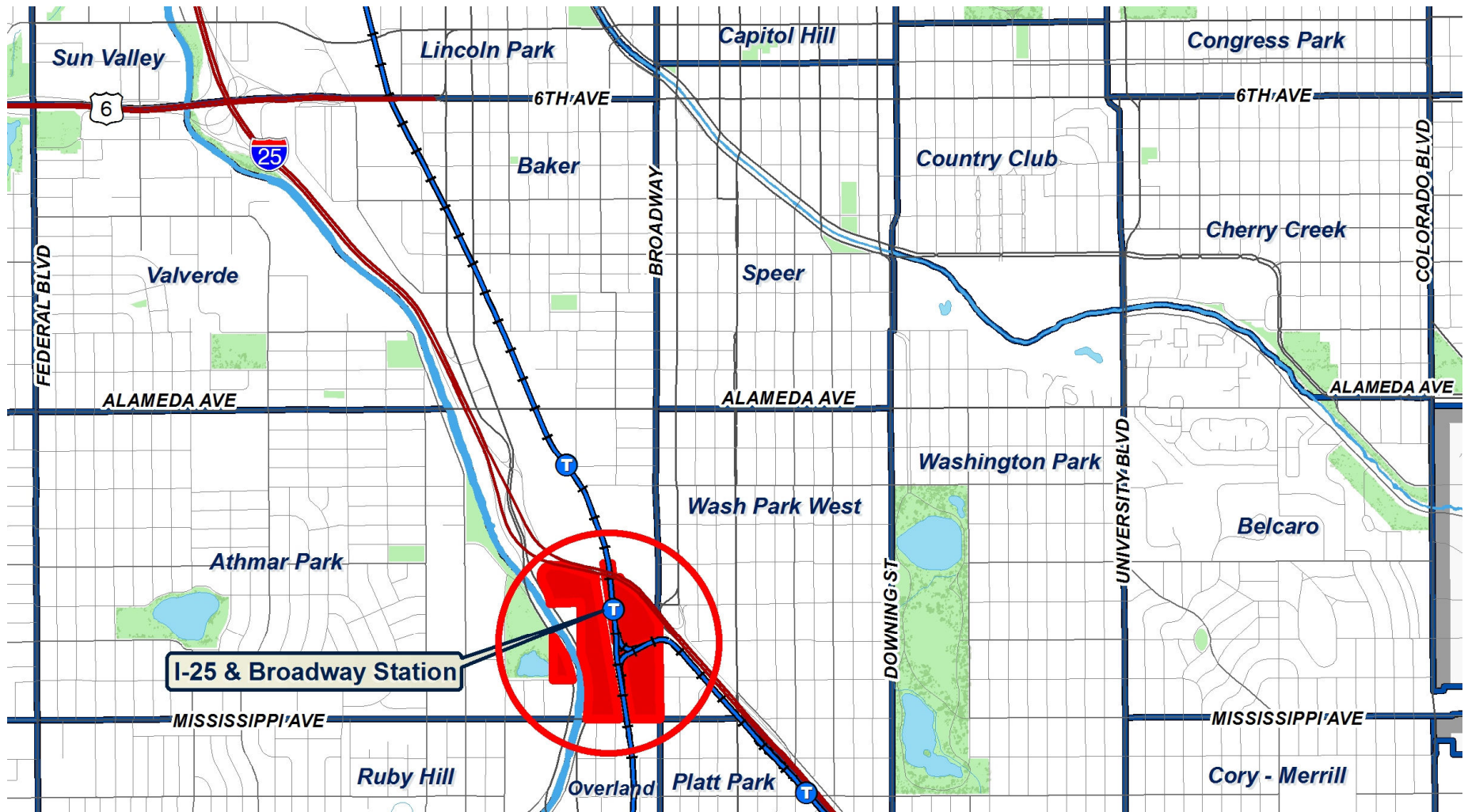


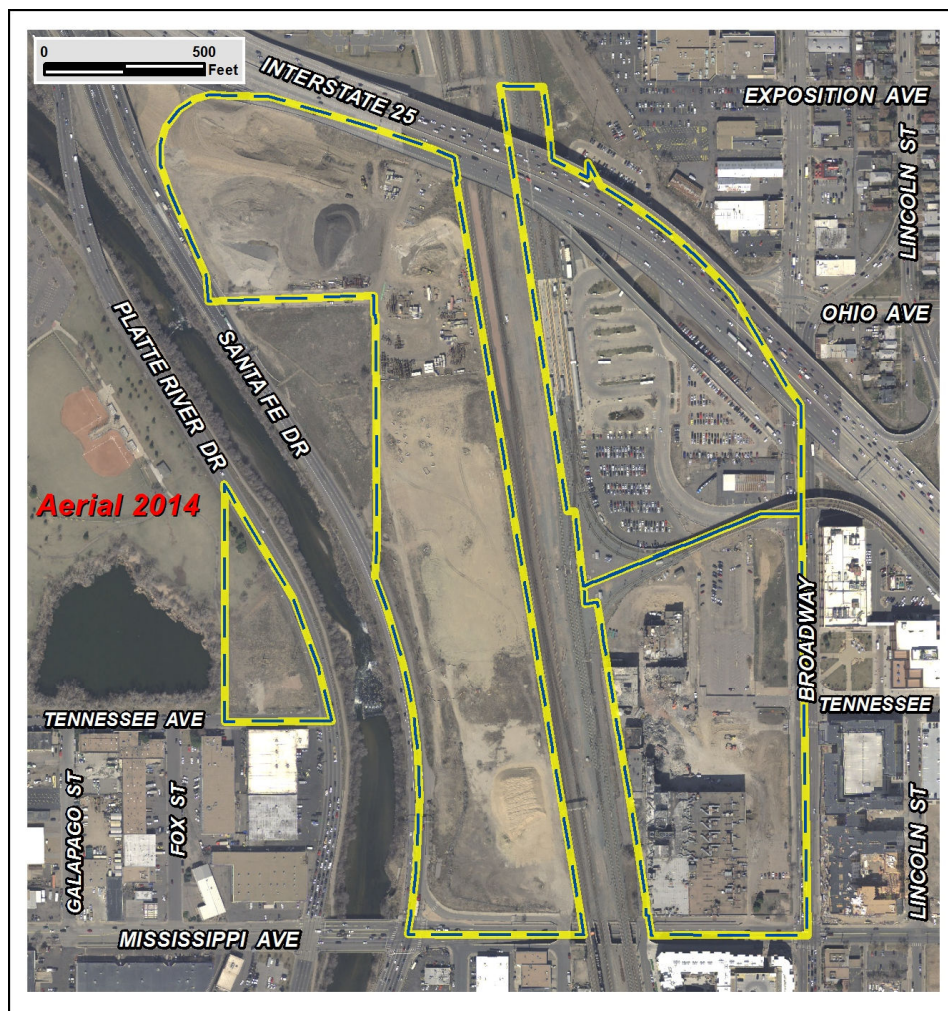
**Zone Map Amendment
15i-00131**
I-25 & Broadway Station Area
Council District 7
**Athmar Park and Baker
Neighborhood**



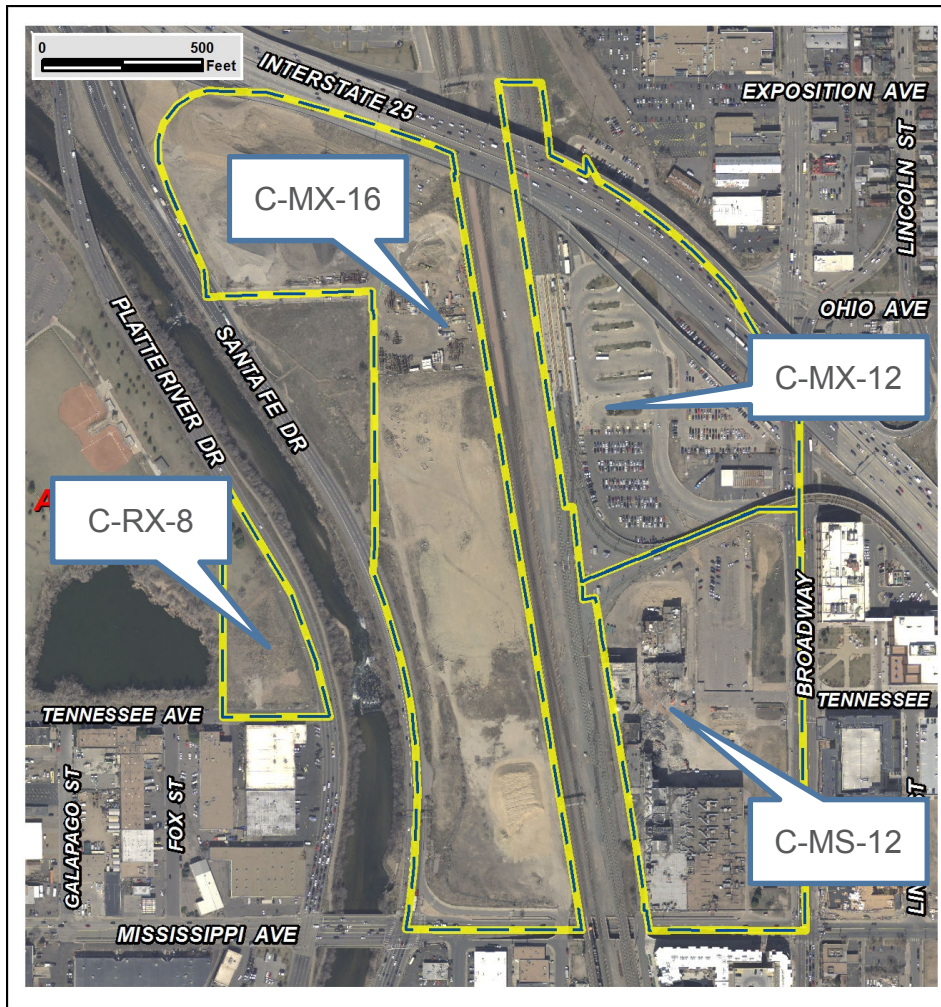
DENVER
THE MILE HIGH CITY

Baker and Athmar Park Neighborhoods





- At the I-25 and Broadway Station Area
- Bound by I-25, S Broadway, Mississippi Ave, Santa Fe/Platte River Drive
- Split by the CML and South Platte River
- Vanderbilt Park East and West to the west



- Property:
 - 58.5 acres
 - Largely vacant, former industrial; one small auto service structure; RTD station
 - Four property owners
- Property Owners:
 - Requesting rezoning to facilitate redevelopment
- Rezone from T-MU-30 W/C UO-1 to C-MX-12, C-MS-12, C-MX-16, C-RX-8

Reminder: Approval of a rezoning is not approval of a proposed specific development



Request: C-MS-12, C-MX-12, C-MX-16, C-RX-8

Urban Center Neighborhood Context – Main Street, Mixed Use, Residential Mixed Use – 12, 16, 8 stories max. ht.

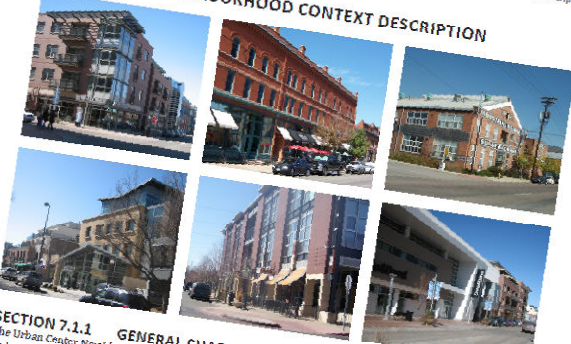
Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

7.2.2.2 Specific Intent

- A. Mixed Use C-MX-3 building
- B. Mixed Use C-MX-3 building
- C. Mixed Use C-MX-3 building
- D. Mixed Use C-MX-3 building
- E. Mixed Use C-MX-3 building

SECTION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptions



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 Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, 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 lawns, street and surface parking, and landscaping in the front setback.

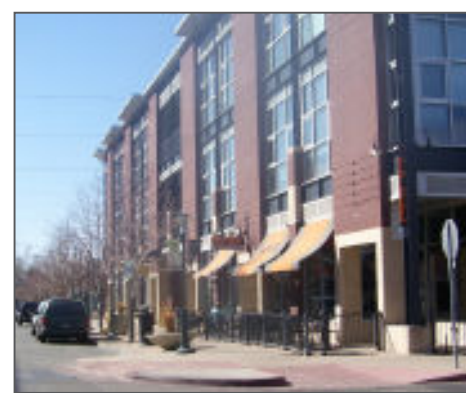
SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

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 system.

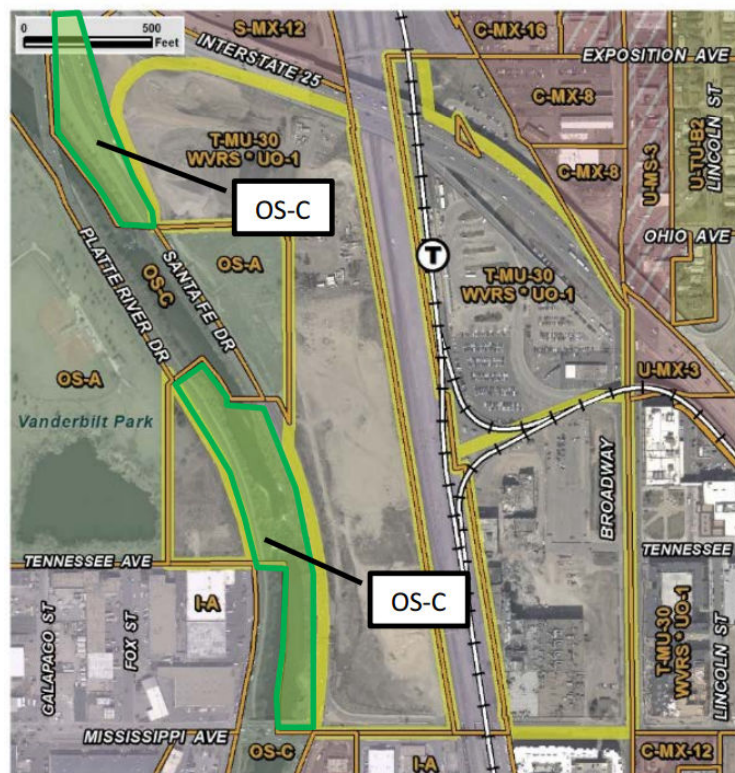
DENVER ZONING CODE
June 25, 2010

7.2-2 | 7.1-1



Mapping of OS-C along South Platte River Corridor

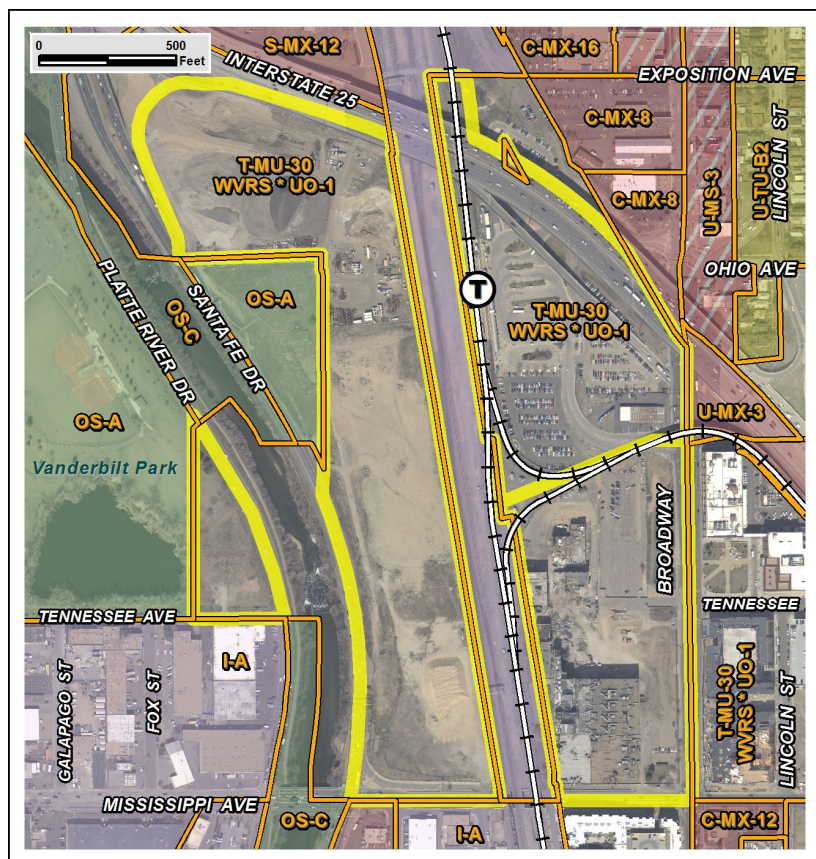
- OS-C created in 2010 within Open Space Context; mapped along South Platte River



- South Platte River corridor is City ROW
- OS-C will be extended to center of adjacent rights of way along with all zone districts (DZC 1.3.3.2.C.2)

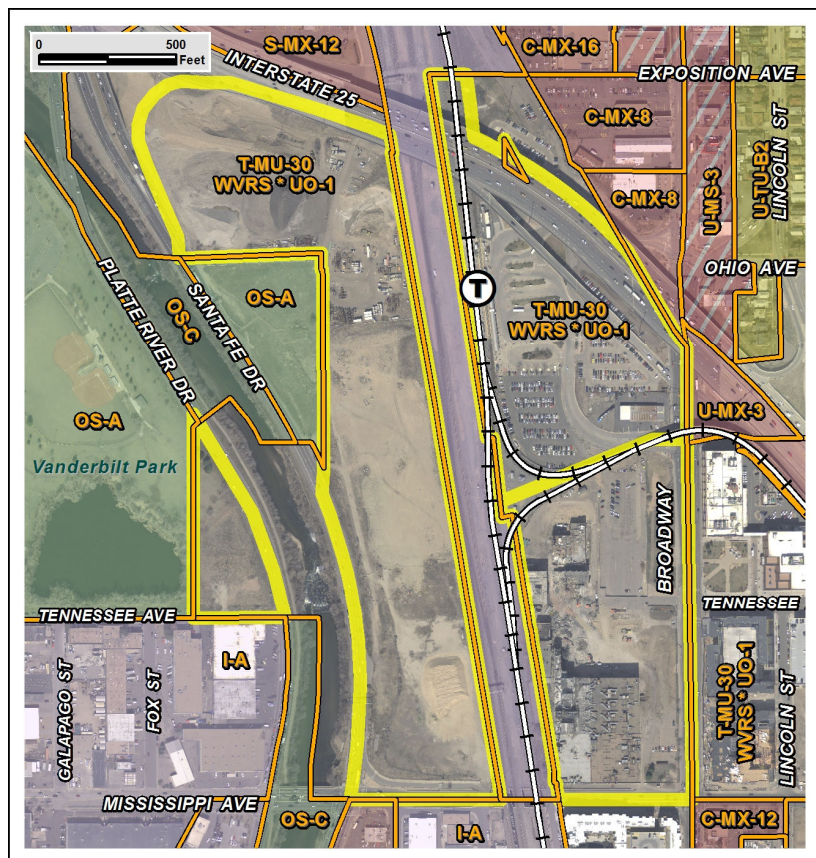
- Zoning
- GDP/UDS&G
- View Planes
- Land Use
- Building Form/Scale

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
 - TRES 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 I-25 zoned C-MX-16, C-MX-8
- East of Broadway U-MS-3 and T-MU-30 W/C UO-1
- South of Mississippi T-MU-30 W/C UO-1, I-A
- West OS-A and I-A

Existing Context – GDP and UDSG



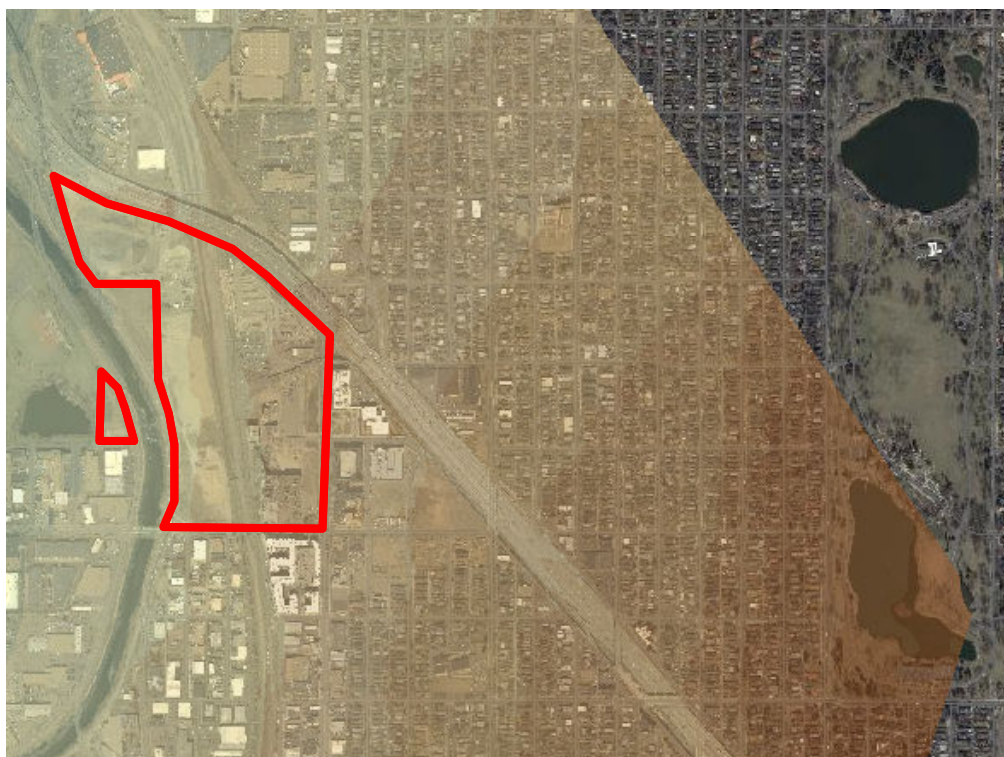
- Cherokee Redevelopment of the Former Gates Rubber Factory GDP (2005)
 - Required by T-MU-30 zoning
- Corresponding UDSG
- Majority of site not developed under GDP and UDSG

Existing Context – GDP and UDSG



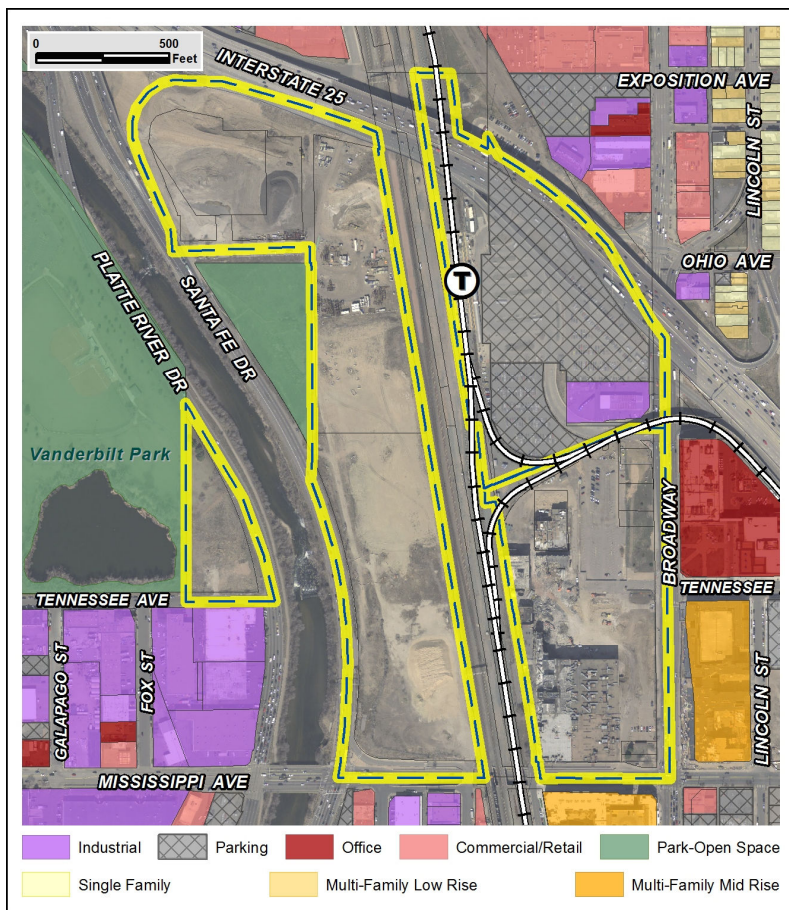
- Regional rezoning strategy underway to rezone all properties from T-MU-30
- GDP will be repealed and UDSG will be amended and restated

Washington Park View Plane



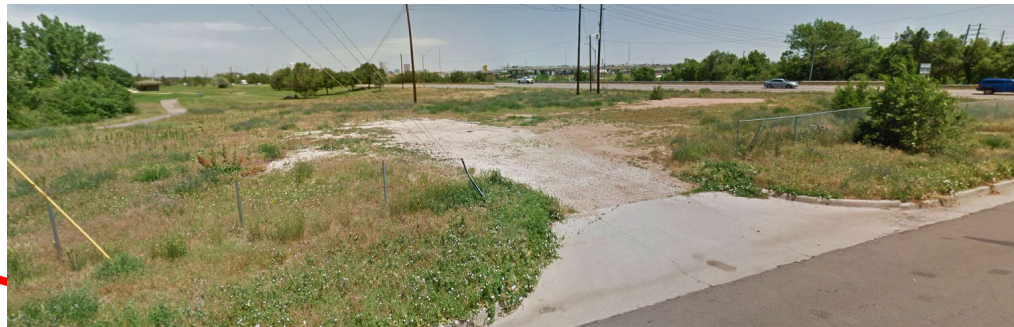
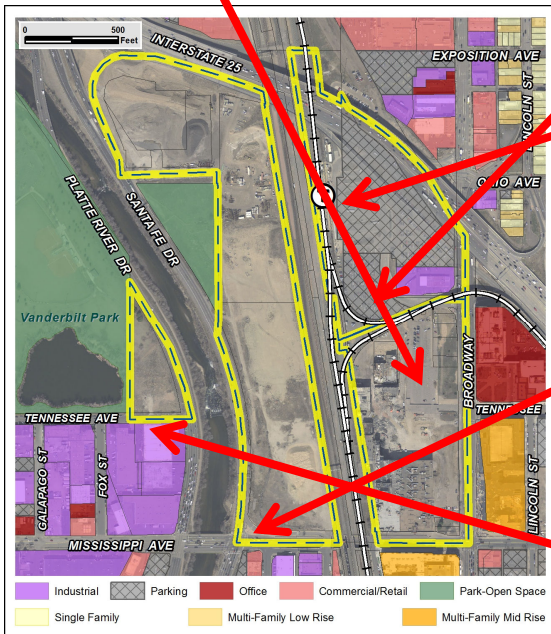
- Originates in Washington Park and protects views of the mountains
- Specifies maximum heights for all structures
- Estimated 111-169 feet permitted across site

Existing Context – Land Use

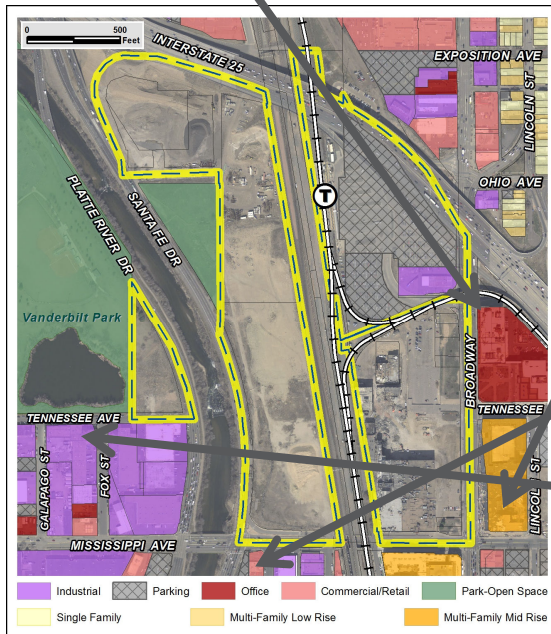
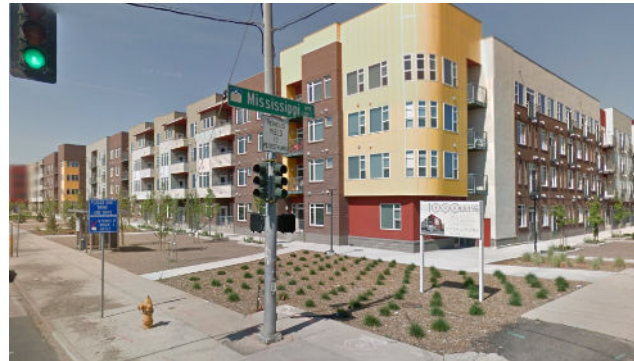


- Site is largely vacant, former industrial; one small auto services structure; RTD station
- Vanderbilt Park East and West to the west
- North is commercial, retail, office, warehouse
- East is multifamily and office
- South is multifamily, industrial, commercial
- West is industrial

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
 1. Athmar Park Neighborhood Association
 2. Baker Broadway Merchants Association
 3. Baker Historic Neighborhood Association
 4. Broadway Partnership
 5. Denver Neighborhood Association, Inc.
 6. Inter-Neighborhood Cooperation
 7. Overland Park Neighborhood Association
 8. Platt Park People's Association
 9. Ruby Hill-Godsman Neighborhood Association
 10. West Washington Park Neighborhood Association
- Six Letters of Support
 - Platt Park People's Association
 - Athmar Park Neighborhood Association
 - Antique Row Business Distric
 - Overland Park Neighborhood Association
 - Ruby Hill – Godsman Neighborhood Association
 - Baker Historic Neighborhood Association

- Notice of Receipt of Application: **February 17, 2016**
- Notice of Planning Board Public Hearing: **March 21, 2016**
 - Registered Neighborhood Organizations
 - Notification signs posted on property
- Planning Board voted unanimously to recommend approval: **April 6, 2016**
- Neighborhoods and Planning Committee moved the bill forward: **April 27, 2016**
- Notice of City Council Public Hearing: **May 27, 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
- I-25 and Broadway Station Area Plan (2016)

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

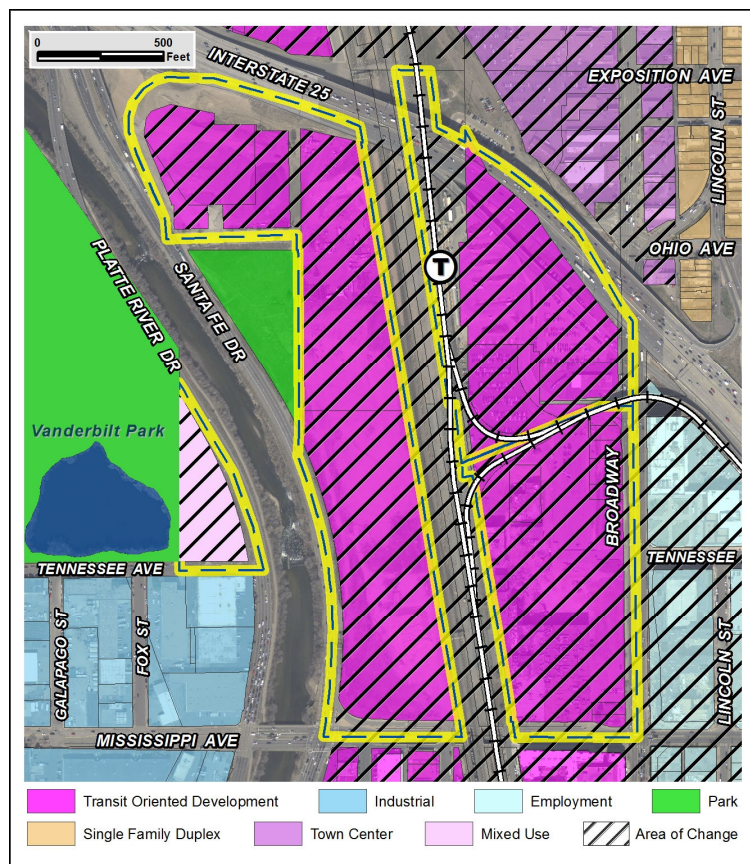
Comprehensive Plan 2000

- 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)*

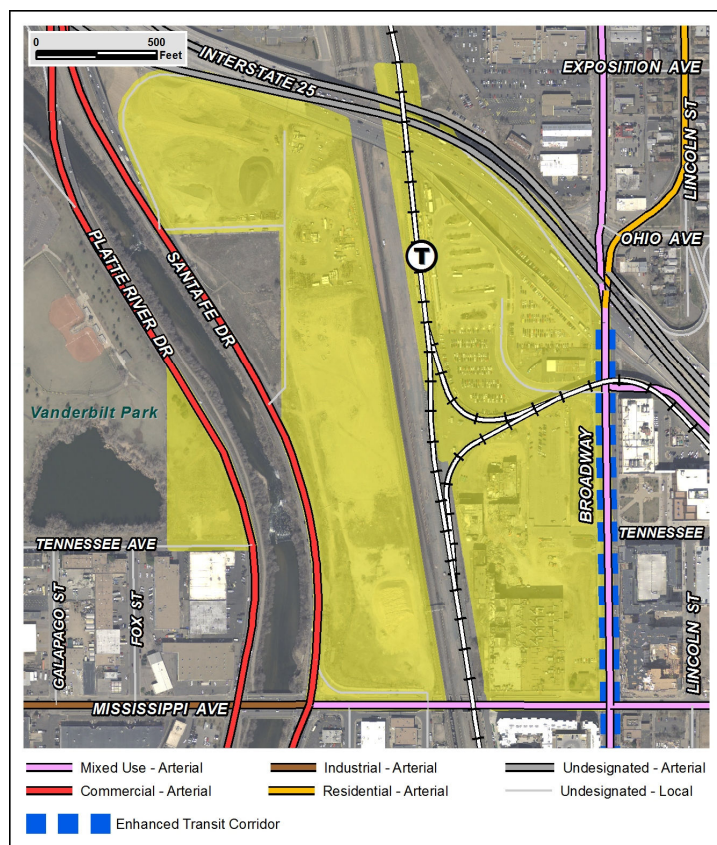
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Transit Oriented Development
 - Compact, mid to high-density, mix of uses
 - Pedestrian-friendly orientation
 - High multimodal access, reduced emphasis on auto parking
 - Mixed Use
 - Employment and residential; mixed within building, block, area
- Area of Change



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - S Broadway, W Mississippi Ave
 - Mixed Use Arterials
 - S Santa Fe Dr, S Platte River Dr
 - Commercial Arterial
 - W Tennessee Ave
 - Undesignated Local

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.



Review Criteria: Consistency with Adopted Plans

I-25 and Broadway Station Area Plan (2016)

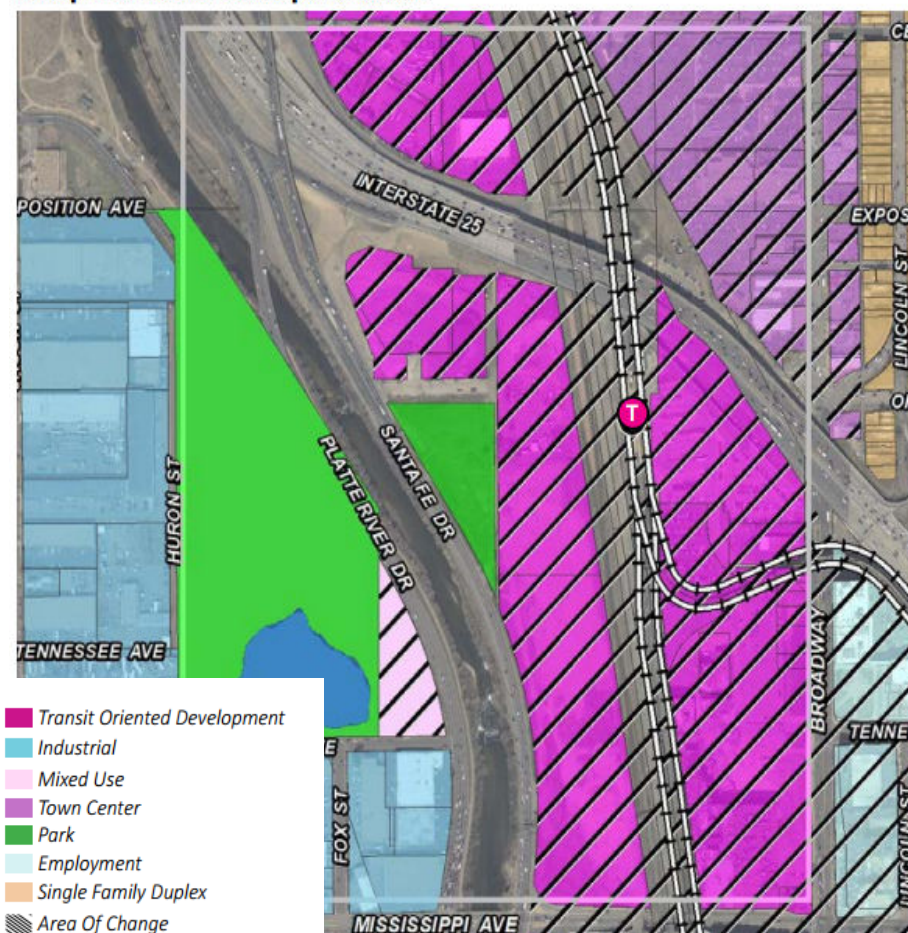
- **Recommendations**

- **RESILIENT 1.1: Expand office employment opportunities:** *Target more of the office-focused uses near the I-25 overpass where they are highly visible from the freeway*
- **RESILIENT 1.3: Address the need for commercial services:** *Maintain continuous active edges along S. Broadway to strengthen its identity as one of the City's primary commercial corridors*
- **RESILIENT 1.6: Create a framework that is phaseable:** *Create a phaseable and flexible physical framework; Respond to the market as it evolves over time with flexibility in the overall land use mix; Support the economic resiliency of the Station Area and surrounding neighborhoods with a strong mix of land uses*

I-25 and Broadway Station Area Plan (2016)

- ***VIBRANT 1.1:***
Encourage a variety of uses to activate the Station Area
 - Transit Oriented Development
 - Mixed Use

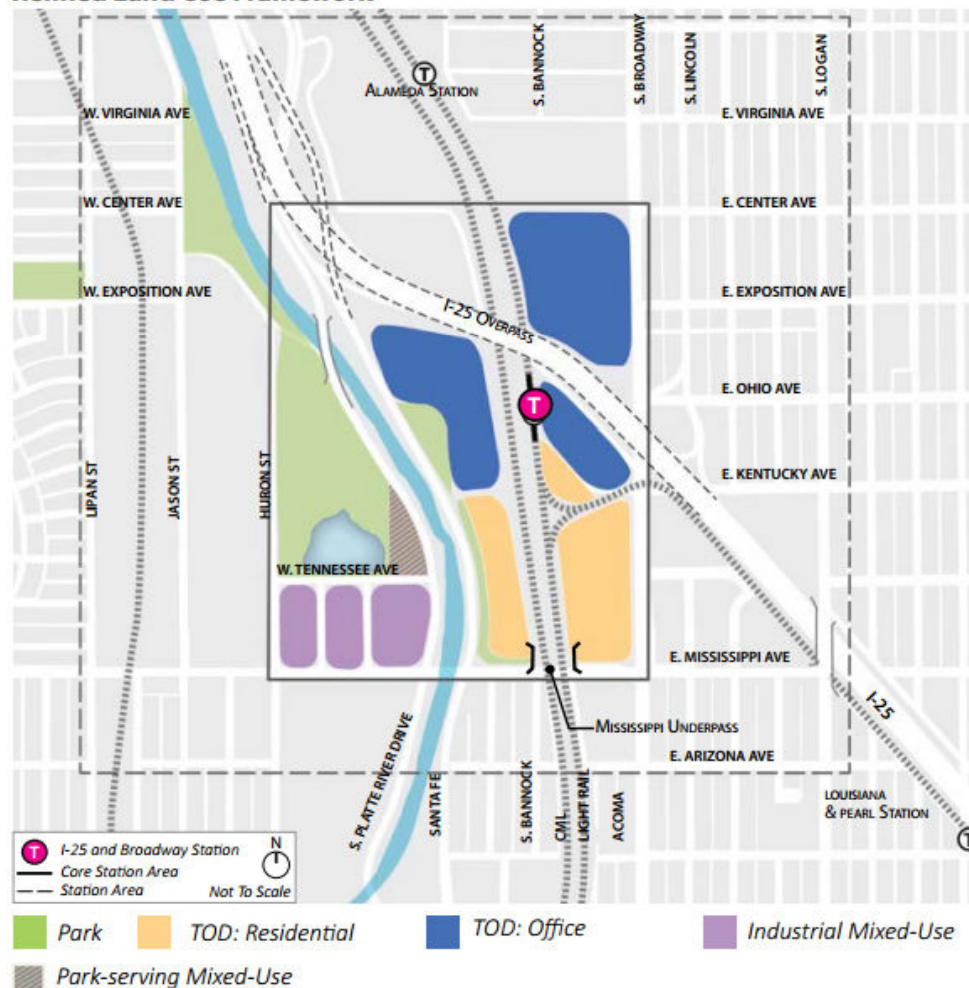
Blueprint Denver Concept Land Use



I-25 and Broadway Station Area Plan (2016)

- Refined Land Use Framework, conceptual only
 - TOD: Office
 - TOD: Residential
 - Park-Serving Mixed Use

Refined Land Use Framework



Review Criteria: Consistency with Adopted Plans

I-25 and Broadway Station Area Plan (2016)

- **VIBRANT 1.2:**
Incorporate higher densities near the station
 - Buildings range from 8-16 stories while respecting the Washington Park View Plane

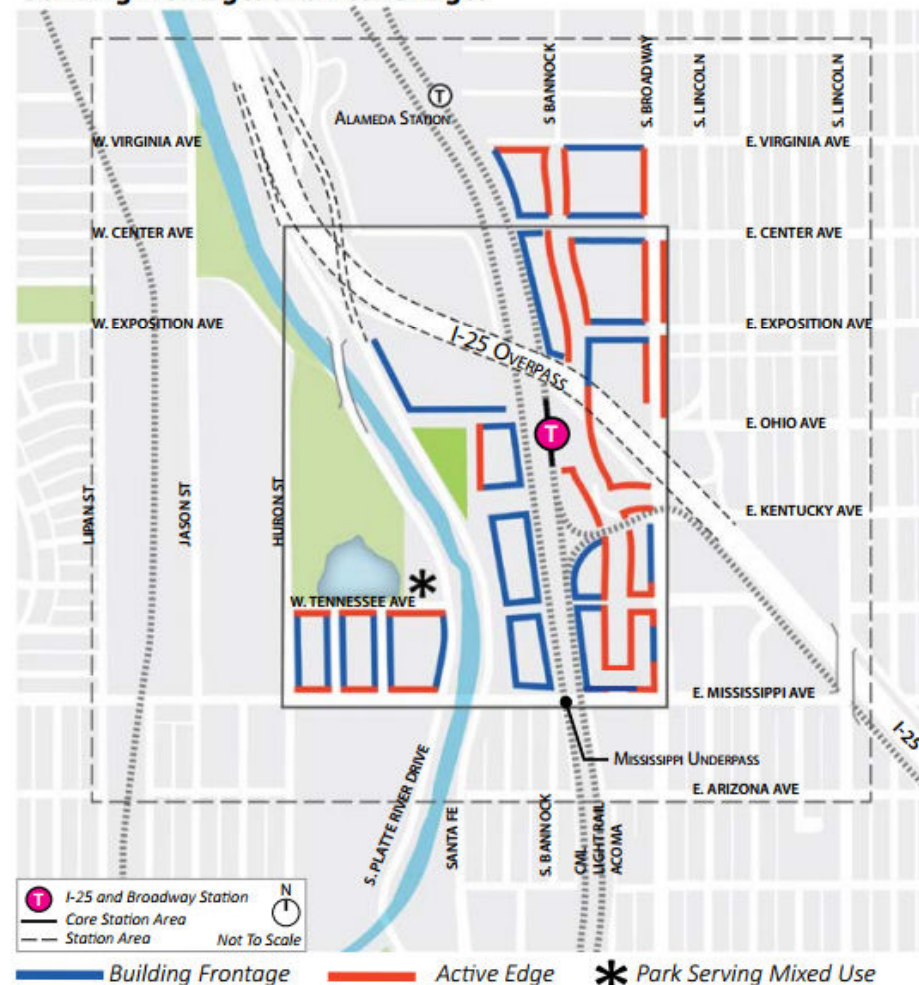


Review Criteria: Consistency with Adopted Plans

I-25 and Broadway Station Area Plan (2016)

- Key Urban Design Recommendations
 - Building Frontages
 - Active Edges

Building Frontages and Active Edges



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, I-25 and Broadway Station Area Plan
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
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
 - I-25 and Broadway Station Area Plan provides finer scale direction
 - Redevelopment in area signals an evolution in the environs
 - Sale of former Gates Rubber Company site to private entity
 - 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-MS, C-MX, C-RX Purpose Statements
 - C-MS-12, C-MX-12, C-MX-16, C-RX Intent Statements

Denver Zoning Code Review Criteria

5. Consistency with Neighborhood Context

- Urban Center Neighborhood Context
 - Multi-unit residential and mixed-use commercial; moderate to high building heights
 - Consistent building orientation, shallow setbacks, parking in the rear
 - High levels of multimodal access

Denver Zoning Code Review Criteria

5. Consistency with Zone District Purpose

- C-MX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the street edge. Enhance the convenience, ease, and enjoyment of transit, walking, shopping, and public gathering.
- C-MS zone districts is to promote safe, active, and pedestrian-scaled commercial streets. Typically applied linearly along entire block faces. In the Urban Center Neighborhood Context, the Main Street Zone Districts should be applied where active Street Level retail is desired.
- C-RX zone districts is to promote safe, active, and pedestrian-scaled, diverse areas. Primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance.

Denver Zoning Code Review Criteria

5. Consistency with Zone District Intent

- C-MX-16 applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 16 stories is desired.
- C-MX-12 applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 12 stories is desired.
- C-MS-12 applies primarily to arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 12 stories is desired.
- C-RX-8 specifically applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired.

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