



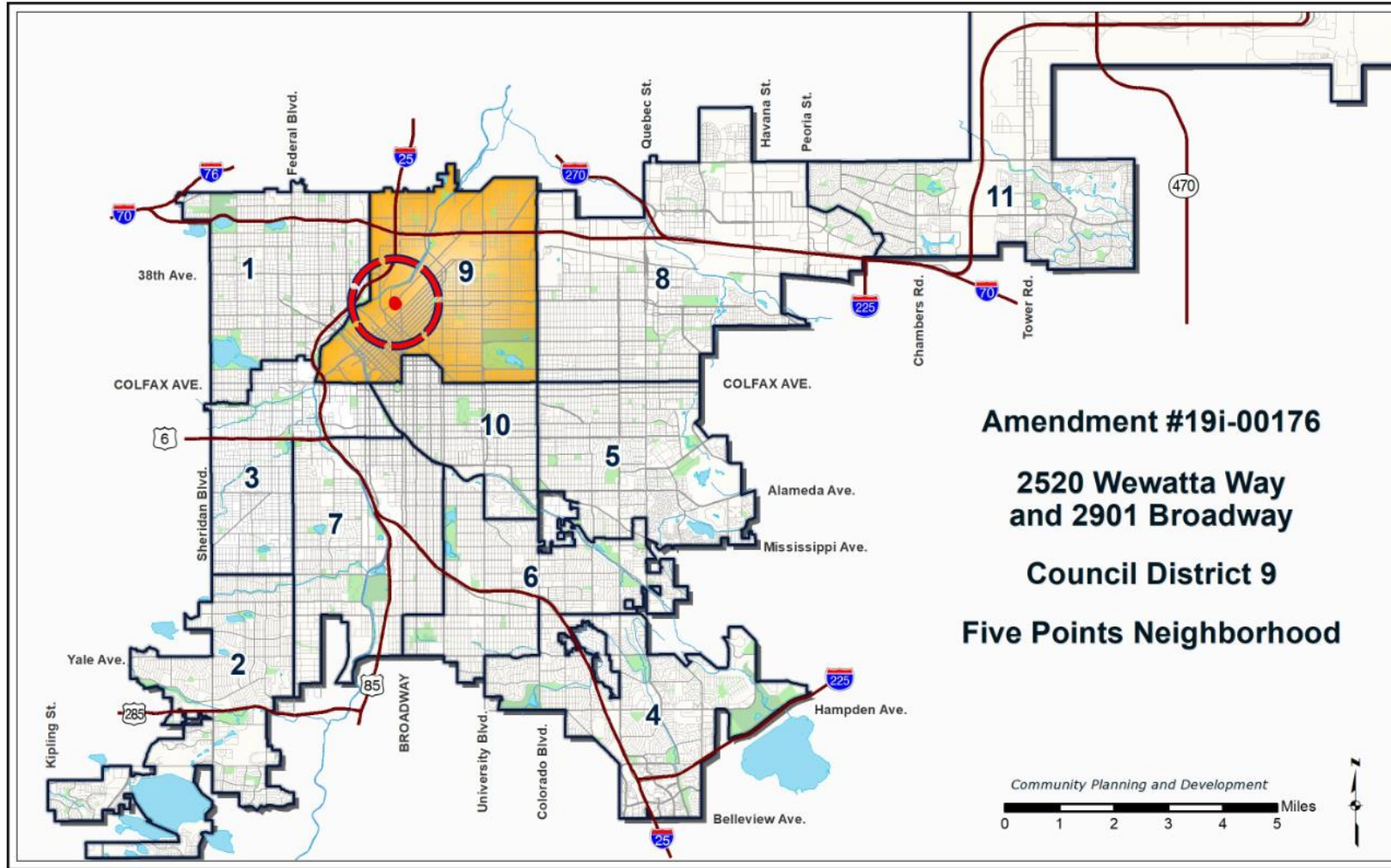
2520 Wewatta Way & 2901 N Broadway

Request: C-MX-8, D0-7 and C-MX-16, D0-7 to C-MX-16, D0-7 and C-MX-8, D0-7

Denver City Council

Date: 8/31/2020

Council District 9, Five Points Neighborhood

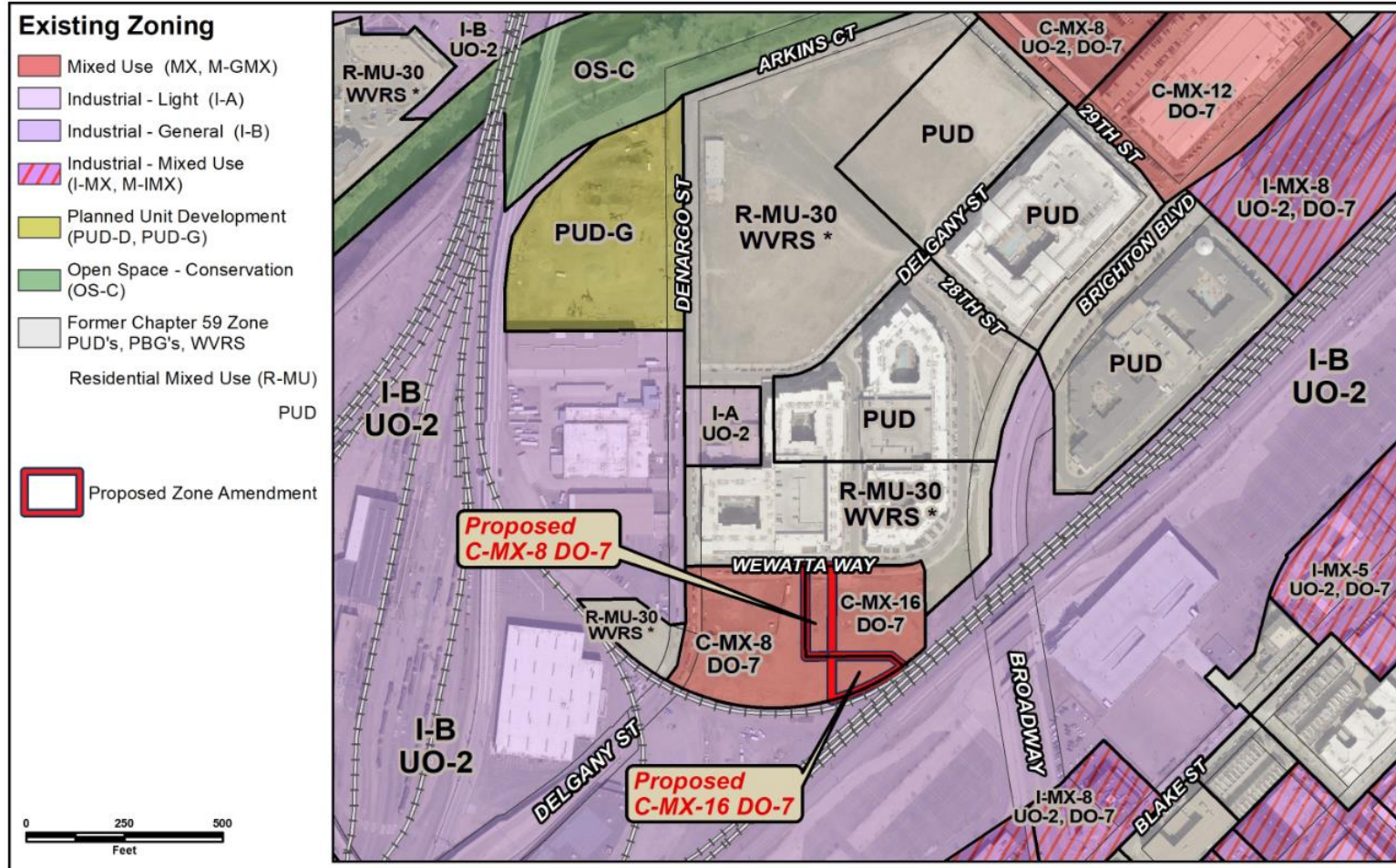


Request: C-MX-16, D0-7 and C-MX-8, D0-7



- **Location:**
 - Approx. 27,000 square feet or 0.62 acres
 - Vacant and multi-unit residential under construction
- **Proposal:**
 - Rezoning to align zone lots with ownership parcels

Existing Zoning



Current zoning:
C-MX-8, DO-7 and C-MX-16, DO-7

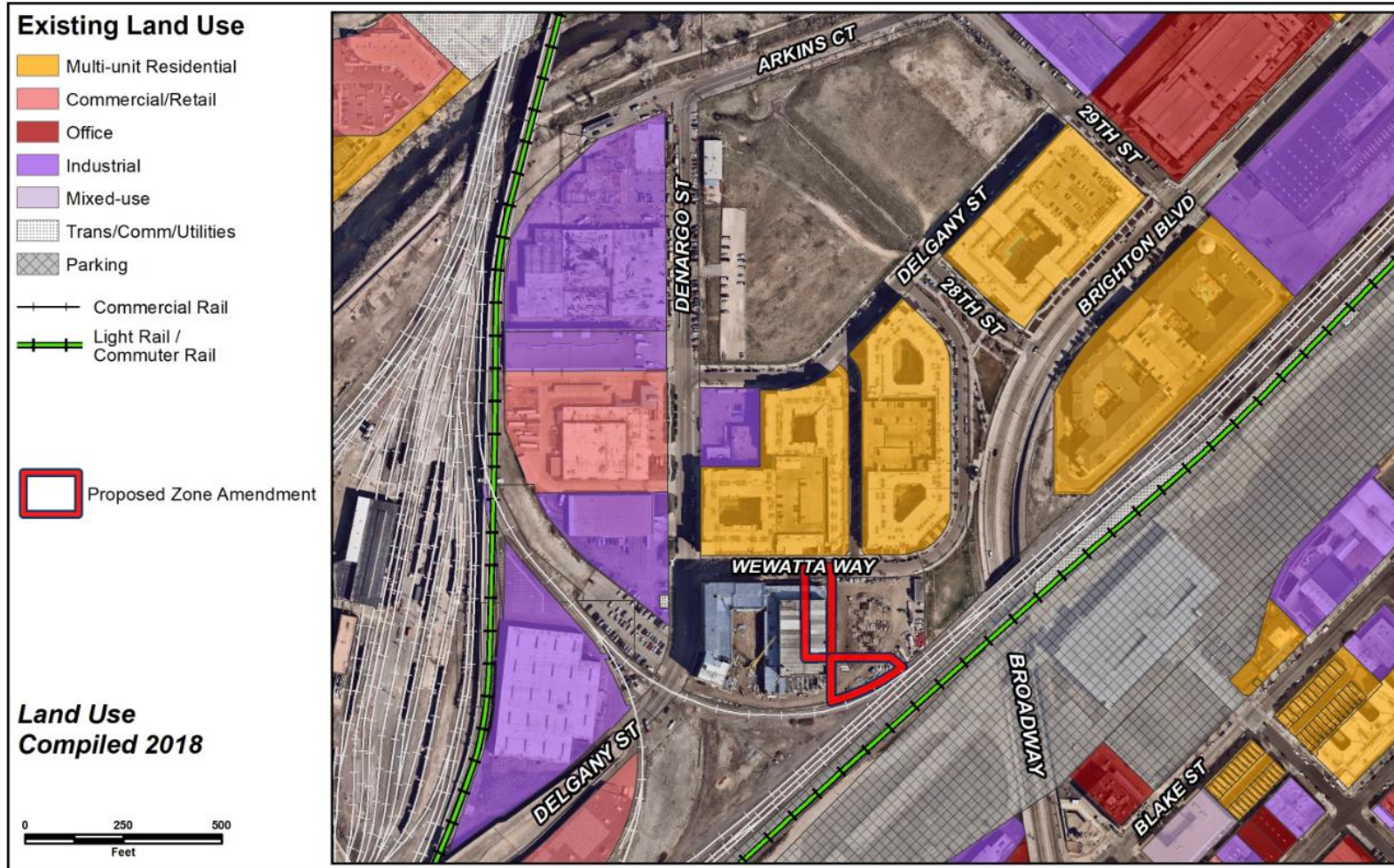
Adjacent zoning:
I-B, UO-2; R-MU-30 w/waivers and conditions

Denargo Market Design Standards and Guidelines



- Approved in 2008
- Amendments to include 2901 Broadway within DSG boundary
- Virtual public hearing on July 22nd
- Amendments adopted on August 17th prior to City Council Public Hearing

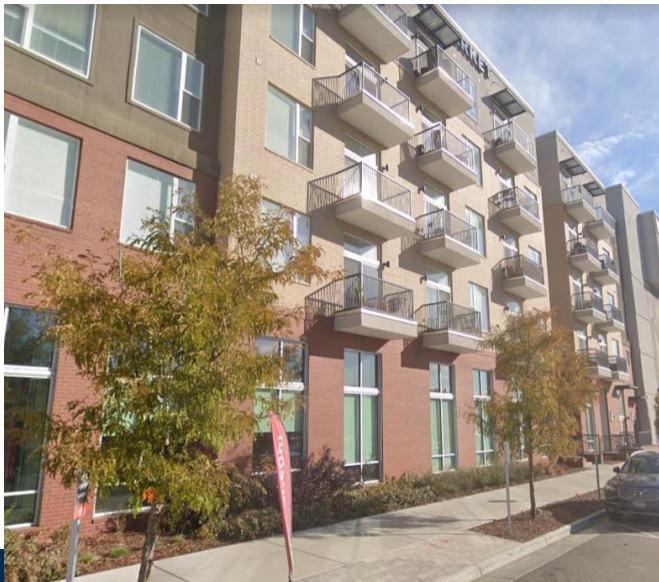
Existing Land Use



Current land use:
Vacant, Multi-unit Residential (under construction)

Adjacent land uses:
Industrial, Multi-unit Residential, Vacant

Existing Context – Building Form/Scale



Requested Zone District

Design Standards	C-MX-8, DO-7 (Proposed)	C-MX-16, DO-7 (Proposed)
Primary Building Forms Allowed	Town House, General, Shopfront	Town House, General, Shopfront
Height in stories/Height in feet (max)	8/110'	16/200'
Primary Street Build-To Percentages (min)	70% to 75%	70% to 75%*
Primary Build-To Ranges	0' to 15'*	0' to 15'*
Primary Street Setback (min)	0' to 10'*	0' to 10'*
Minimum Zone Lot Size/Width	N/A	N/A

*Standard varies between building forms

Process

- Informational Notice: 11/25/2019
- Planning Board Notice: 6/30/2020
- Planning Board Public Hearing: 7/15/2020
- LUTI Committee: 7/21/2020
- Amendments to DSG Adopted: 8/17/2020
- City Council Public Hearing: 8/31/20
- RNO Comments
 - Letters of support received from Ballpark Collective and RiNo Art District

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*
- *River North Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

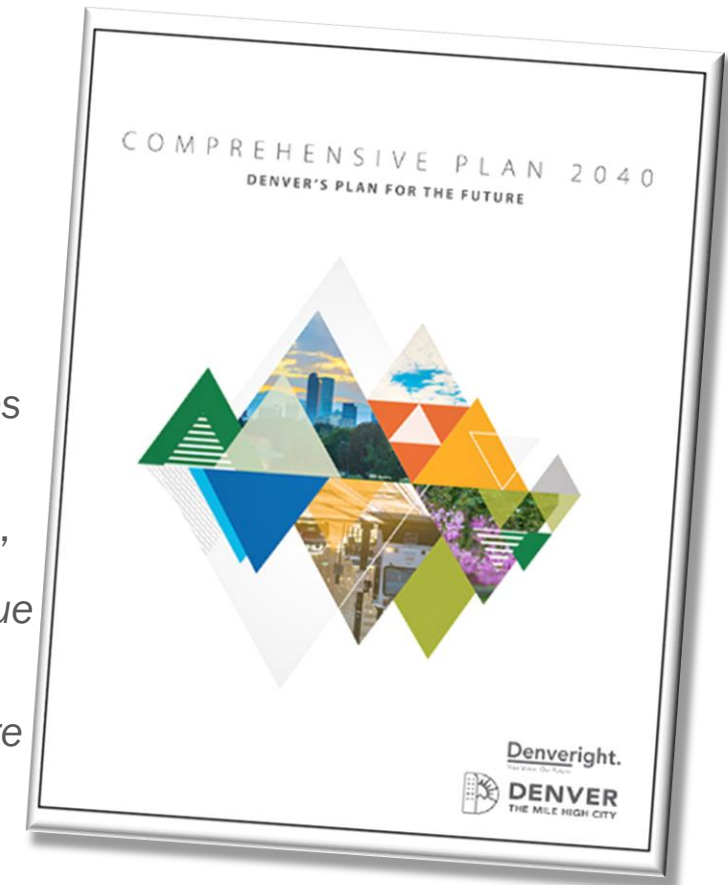
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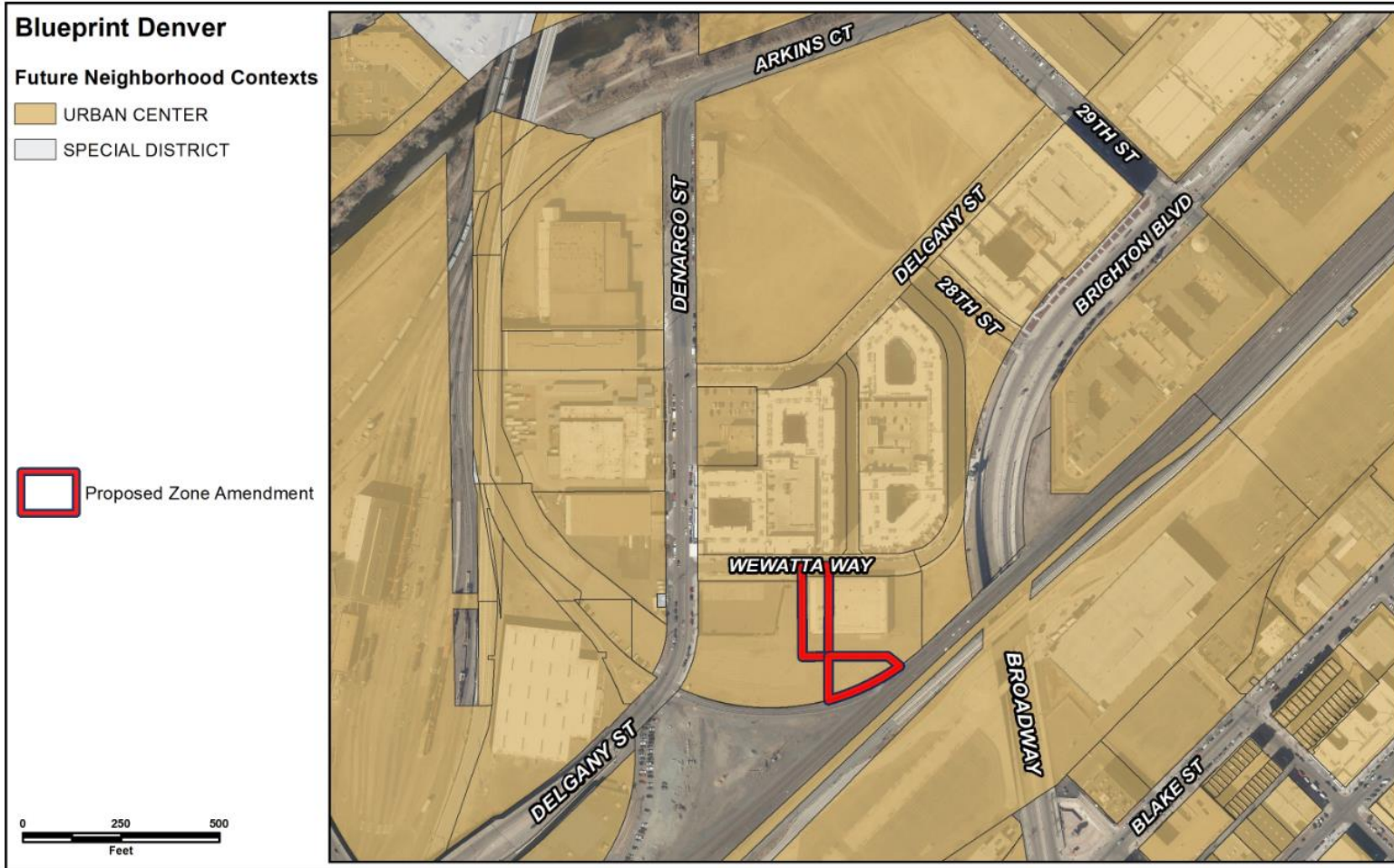
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- 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 (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).* Economically Diverse and Vibrant Goal 3, Strategy A – *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver (p. 46).*
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*

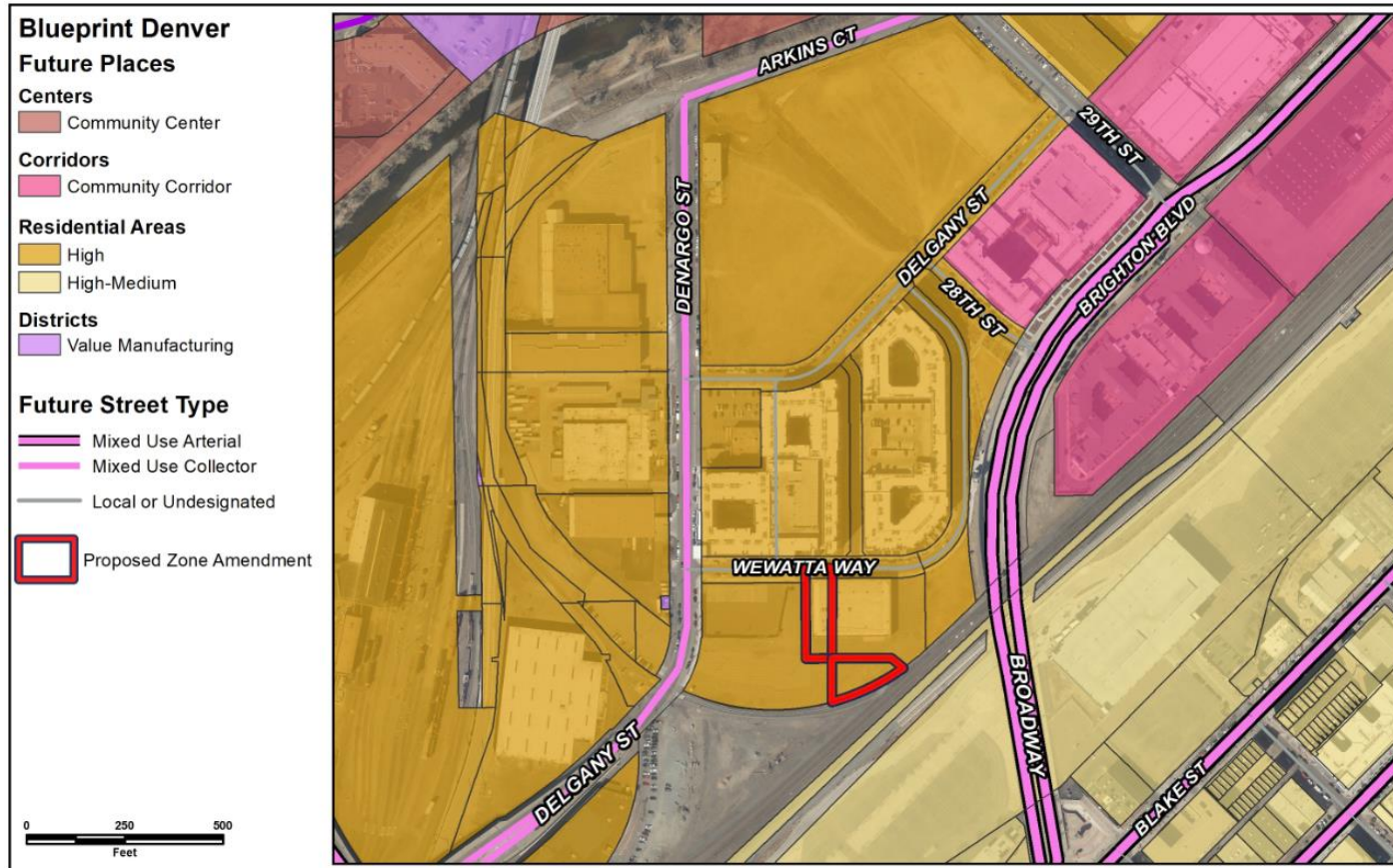


Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

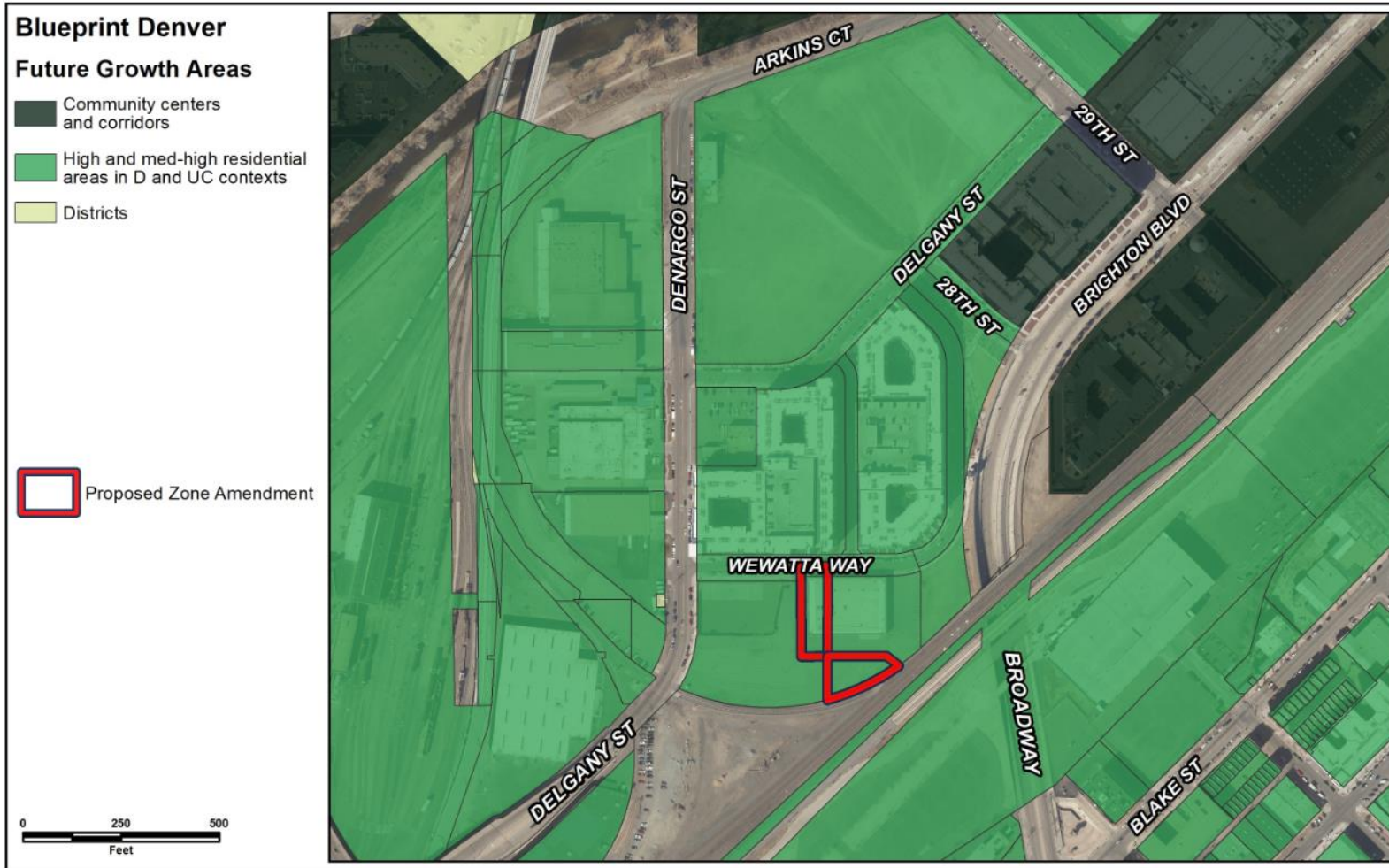
Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
 - Commercial uses are prevalent
 - Buildings are generally the tallest of the residential places in this context
- **Street types**
 - Wewatta Way: Local or Undesignated
 - Denargo St: Mixed Use Collector
 - Broadway/Brighton Blvd: Mixed Use Arterial

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.

Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy:
High & high-medium residential areas in D- and C- contexts

- 15% of new housing
- 5% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Implementation of adopted plans
- Facilitate increased housing density near services and amenities and foster the creation of walkable, urban neighborhood within walking distance to downtown

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
 - Changed or changing conditions in a particular area
 - Application of supplemental zoning regulations
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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