



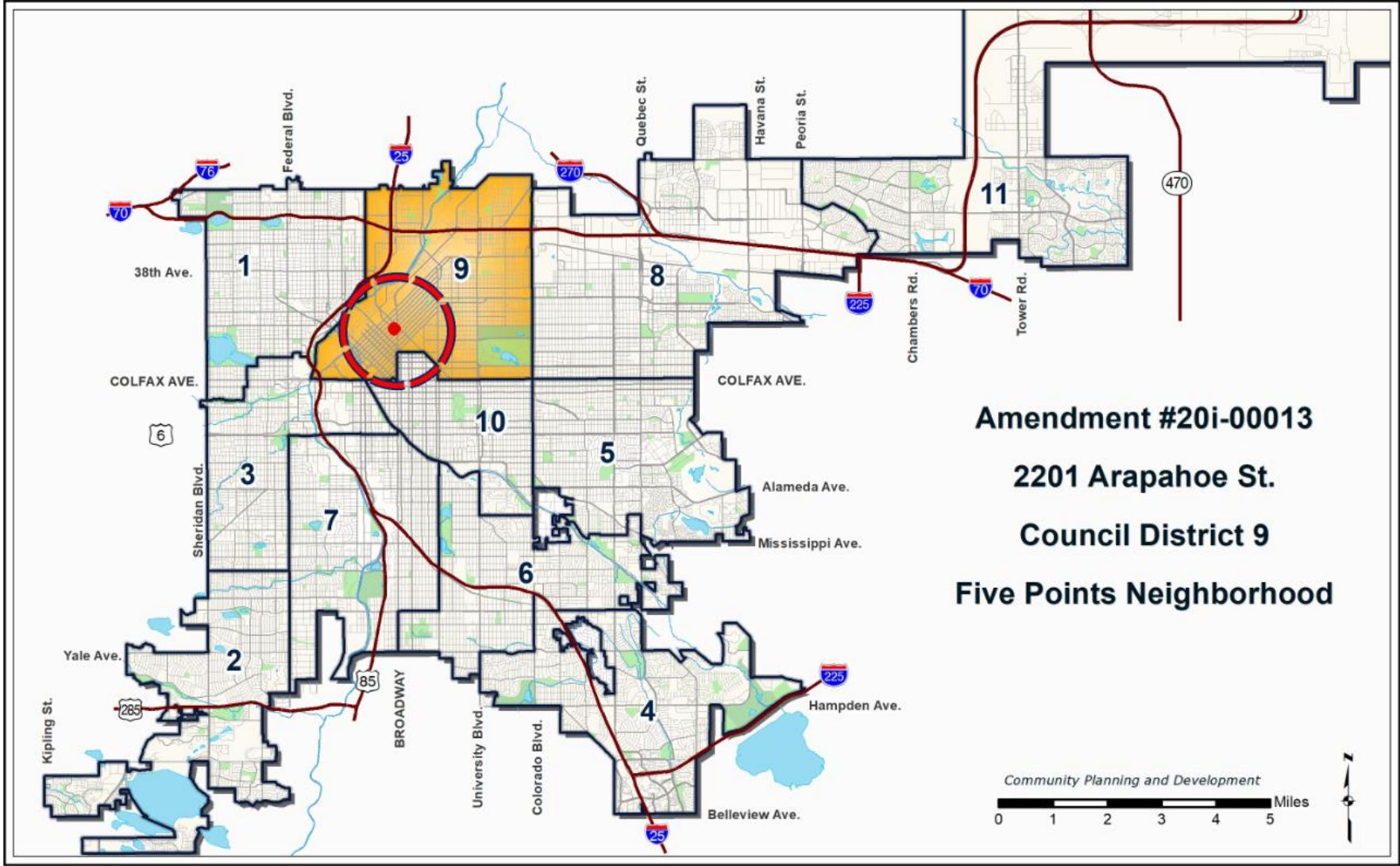
2201 Arapahoe St

Request: PUD 570 to D-AS-12+

Land Use, Transportation and Infrastructure Committee

Date: 10/27/2020

Council District 9/Candi CdeBaca, Five Points Neighborhood

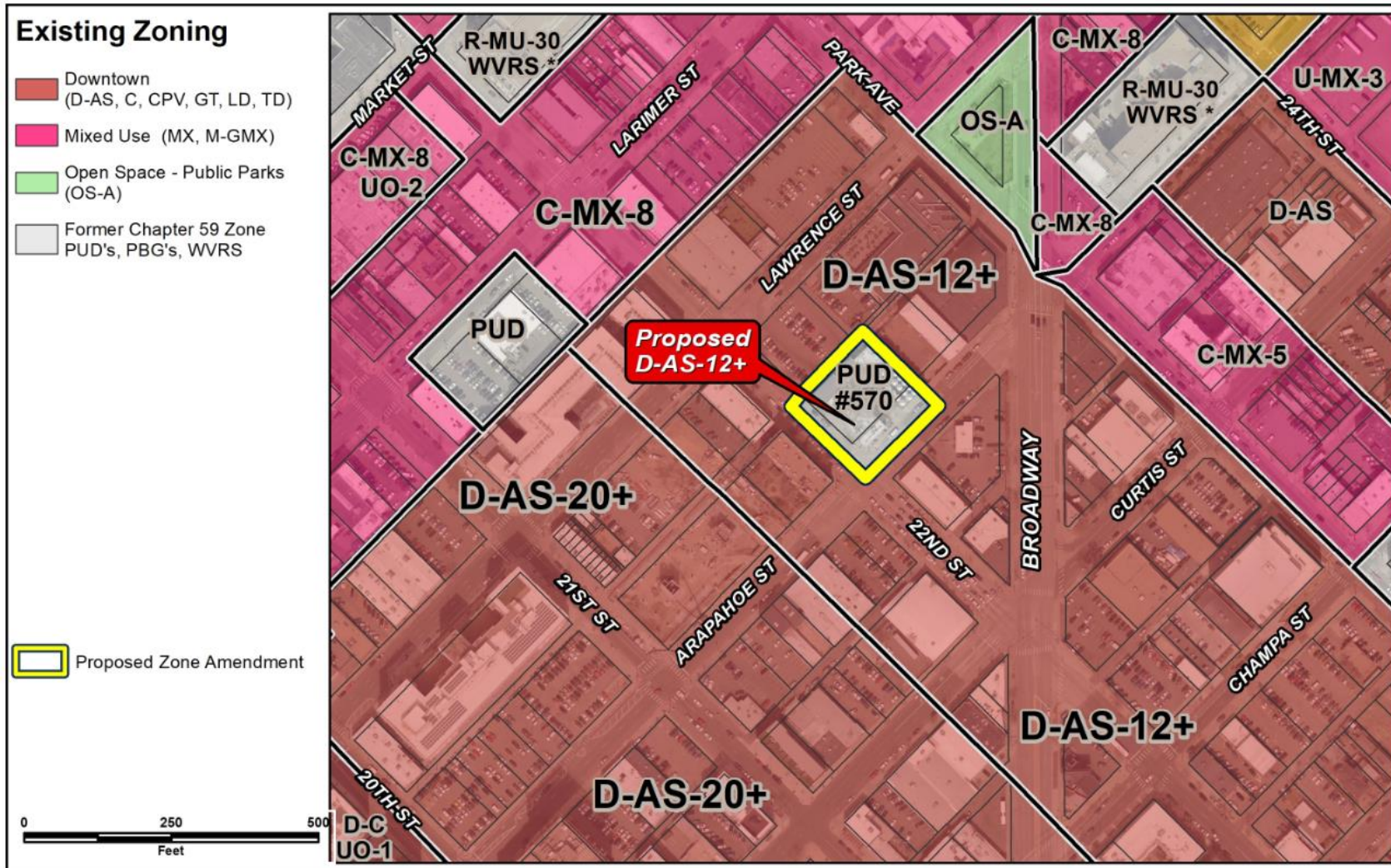


Request: D-AS-12+



- **Location:**
 - Approx. 18,893 square feet or 0.43 acres
 - Industrial warehouse building
- **Proposal:**
 - Rezoning to D-AS-12+ to match zoning of surrounding area

Existing Zoning



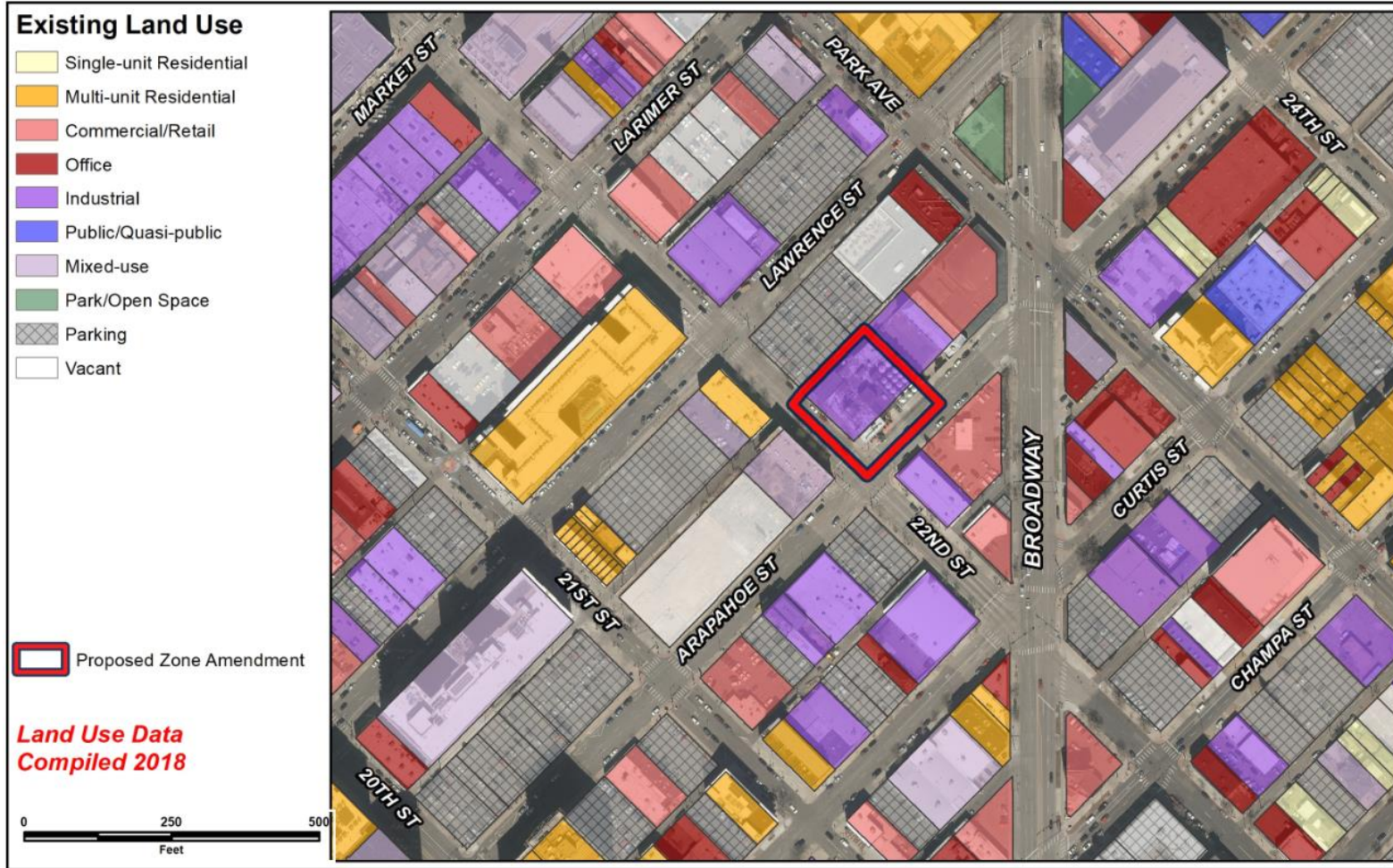
Current zoning:
PUD 570

Adjacent zoning:
D-AS-12+

PUD 570

- Approved in 1995
- Tailored to current use and existing building plus B-8 uses
- Maximum height, if redeveloped, is 200'
- Maximum FAR of existing use is 0.841:1

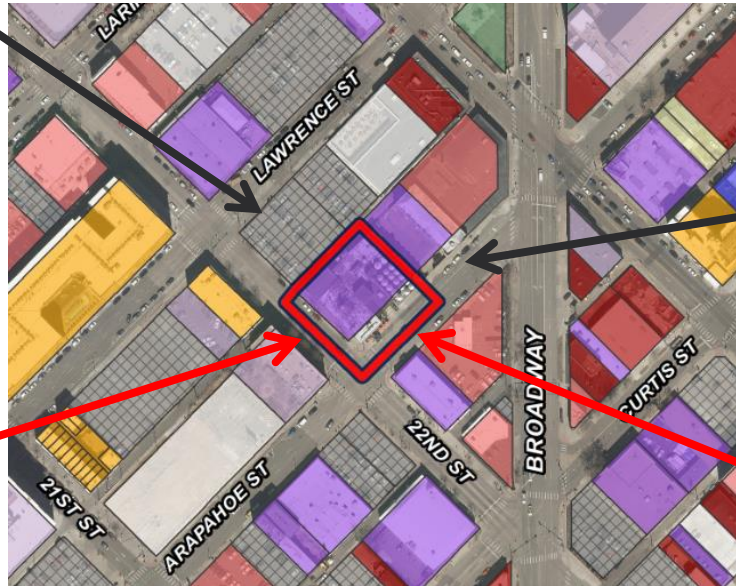
Existing Land Use



Current land use:
Industrial

Adjacent land uses:
Industrial,
Commercial/Retail,
Mixed-use, Multi-unit
Residential, Vacant

Existing Context – Building Form/Scale



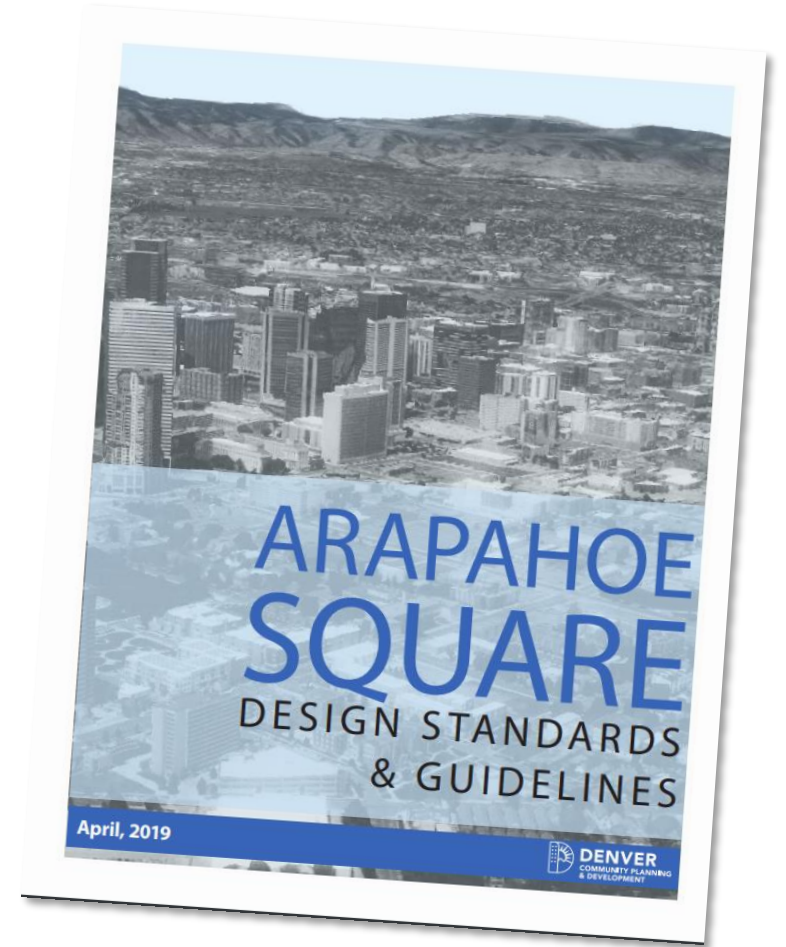
Requested Zone District

Design Standards	PUD 570 (Existing)	D-AS-12+ (Proposed)
Primary Building Forms Allowed	N/A	General, General with Height Incentive, Point Tower
Height in stories/Height in feet (max)	200'	110' to 250'*
Primary Street Build-To Percentages (min)	N/A	70%
Primary Build-To Ranges	N/A	0' to 20'*
Primary Street Setback (min)	0'	0'
Building Coverage	0.841:1 FAR	N/A

*Standard varies between building forms

Arapahoe Square Design Standards and Guidelines

- Approved in 2016, amended in 2019
- Intended to promote a vibrant sense of place, encourage an active pedestrian environment, define a unique future character for the area
- Downtown Design Advisory Board provides guidance on new projects and major exterior building and site improvements



Process

- Informational Notice: 4/17/2020
- Revised application submitted: 7/21/2020
- Planning Board Notice: 9/22/2020
- Planning Board Public Hearing: 10/7/2020
- LUTI Committee: 10/27/2020
- City Council Public Hearing: 12/7/20 (tentative)
- RNO Comment – Letter of support from Ballpark Collective
- Public Comment - 8 letters have been received
 - 8 letters of support

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*
- *Northeast Downtown Neighborhoods Plan*
- *Downtown Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

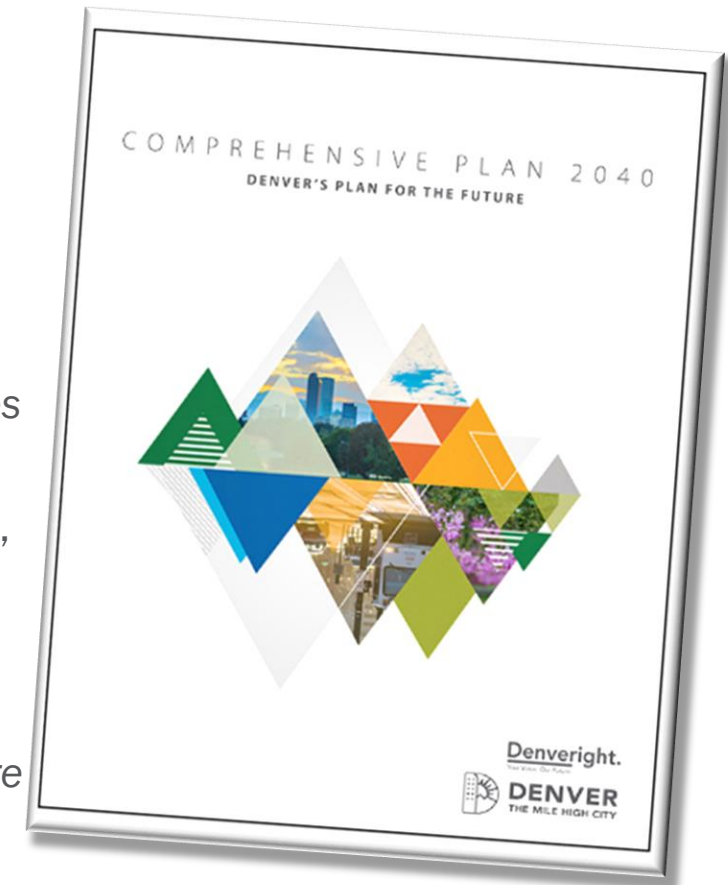
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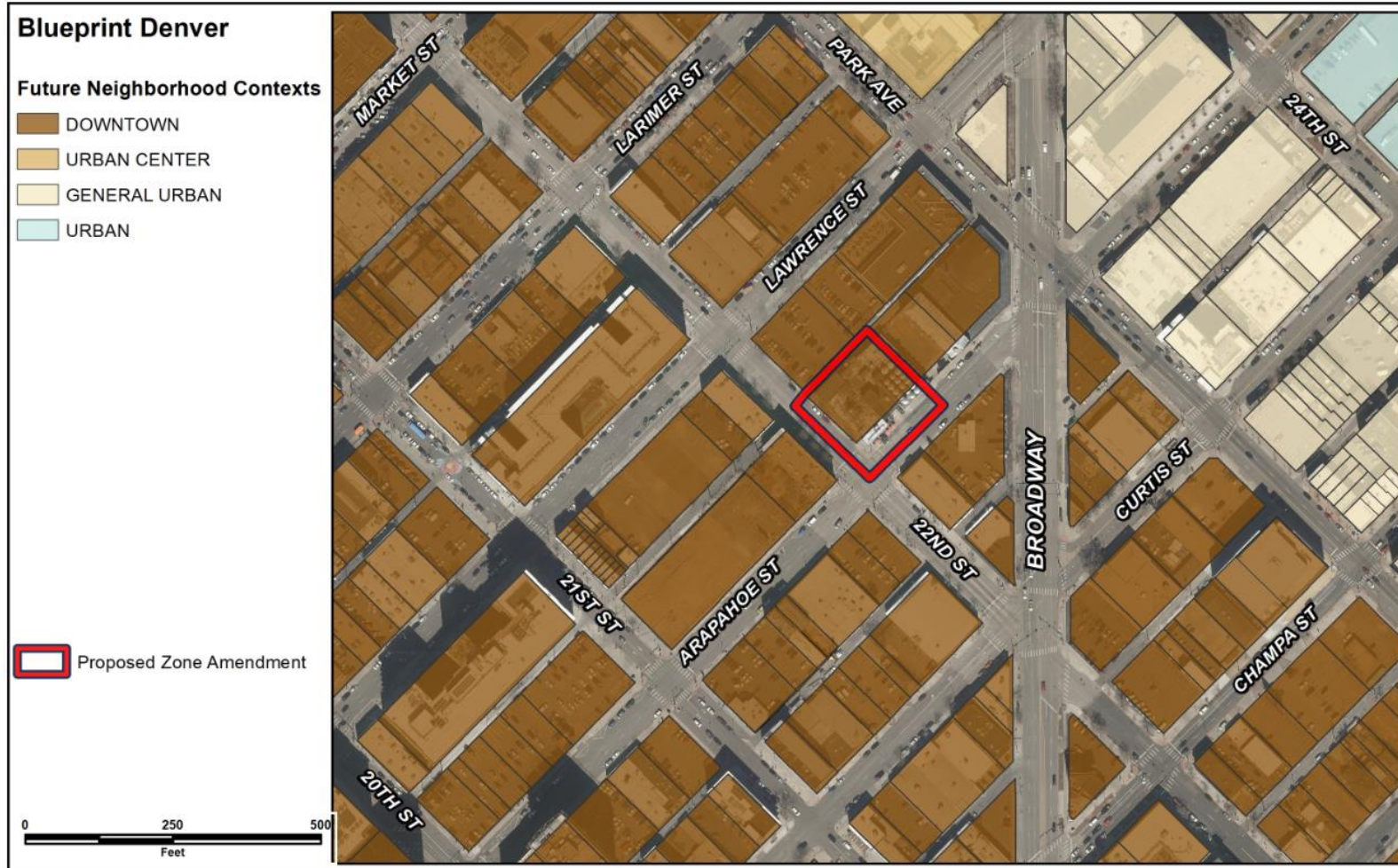
Review Criteria: Consistency with Adopted Plans

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).*



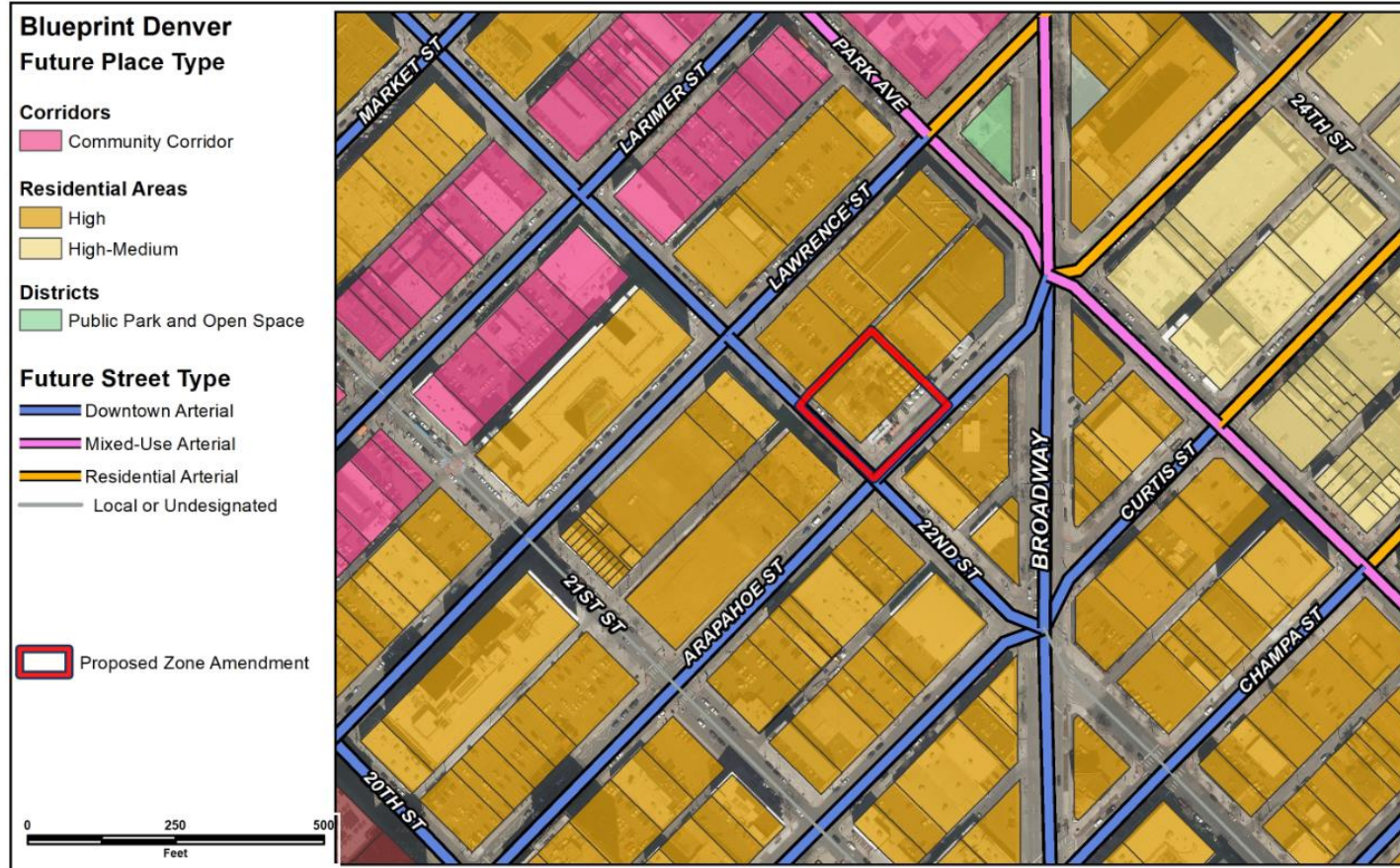
Consistency with Adopted Plans: Blueprint Denver



Downtown Neighborhood Context

- Most dense and active context
- Highest intensity residential and includes largest employment center in Denver
- Gives prominence to the pedestrian realm

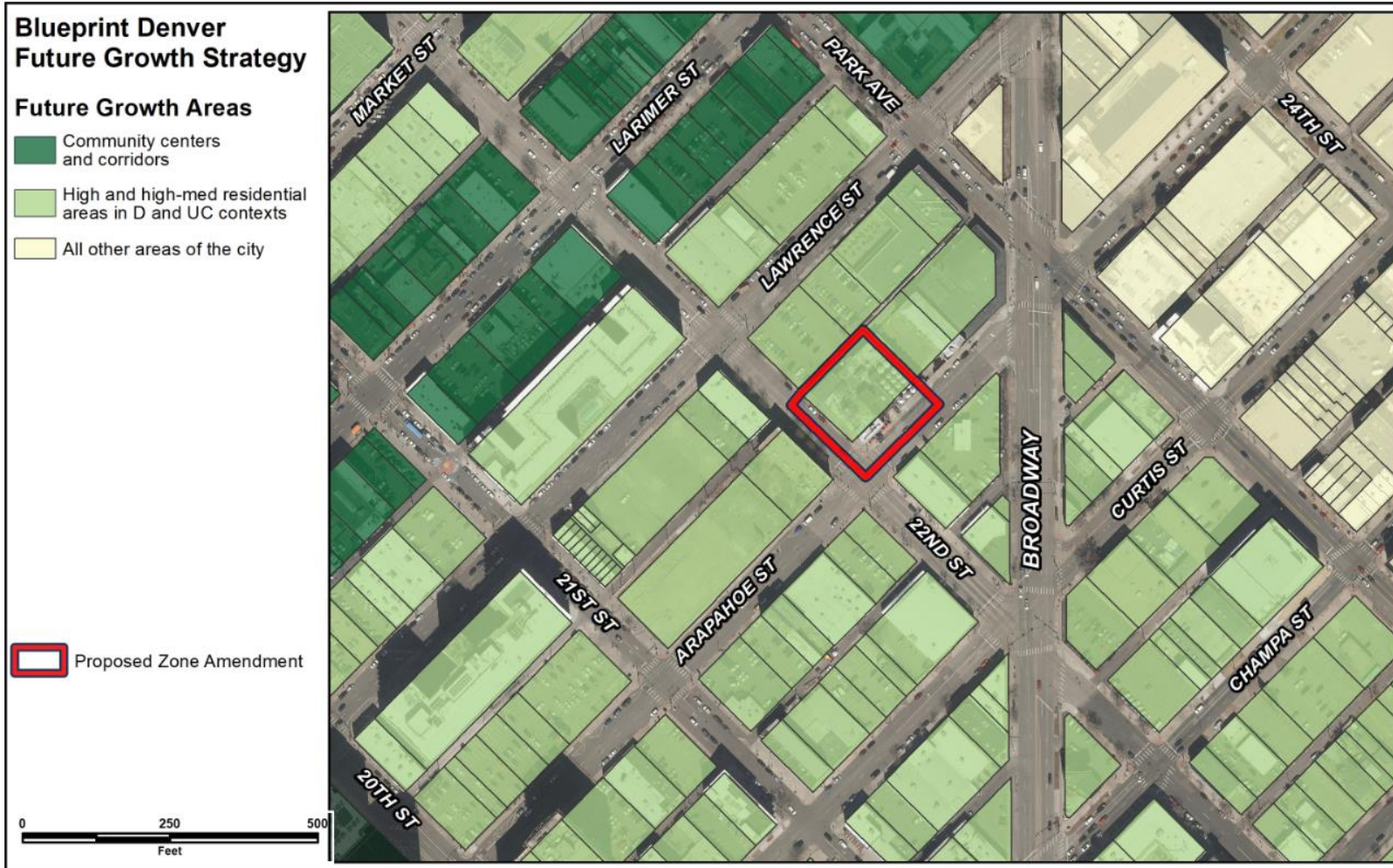
Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
 - High mix of uses throughout
 - Most intense and great building heights with very high lot coverage
- **Street Types**
 - Arapahoe and 22nd streets: Downtown Arterial
 - High focus on pedestrian and bike connectivity

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 and 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.

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan (2011)



- Mixed-use areas described as having both a sizeable employment base and variety of mid to high density housing options
- Recommended maximum height of 12 stories (up to 20 stories with point tower form)
- Enhanced building form standards of D-AS-12+ and supplemental DSG consistent with plan direction

Consistency with Adopted Plans: Downtown Area Plan (2007)



- Ideal location for greater range and density of uses
- Recommends small area plans and improvements to pedestrian realm to reinvigorate and revitalize the neighborhood
- Proposed zone district consistent with guidance in Downtown Area Plan

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 close to downtown
 - Provide better health outcomes through increased physical activity
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
 - Retained Former Chapter 59 zoning
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