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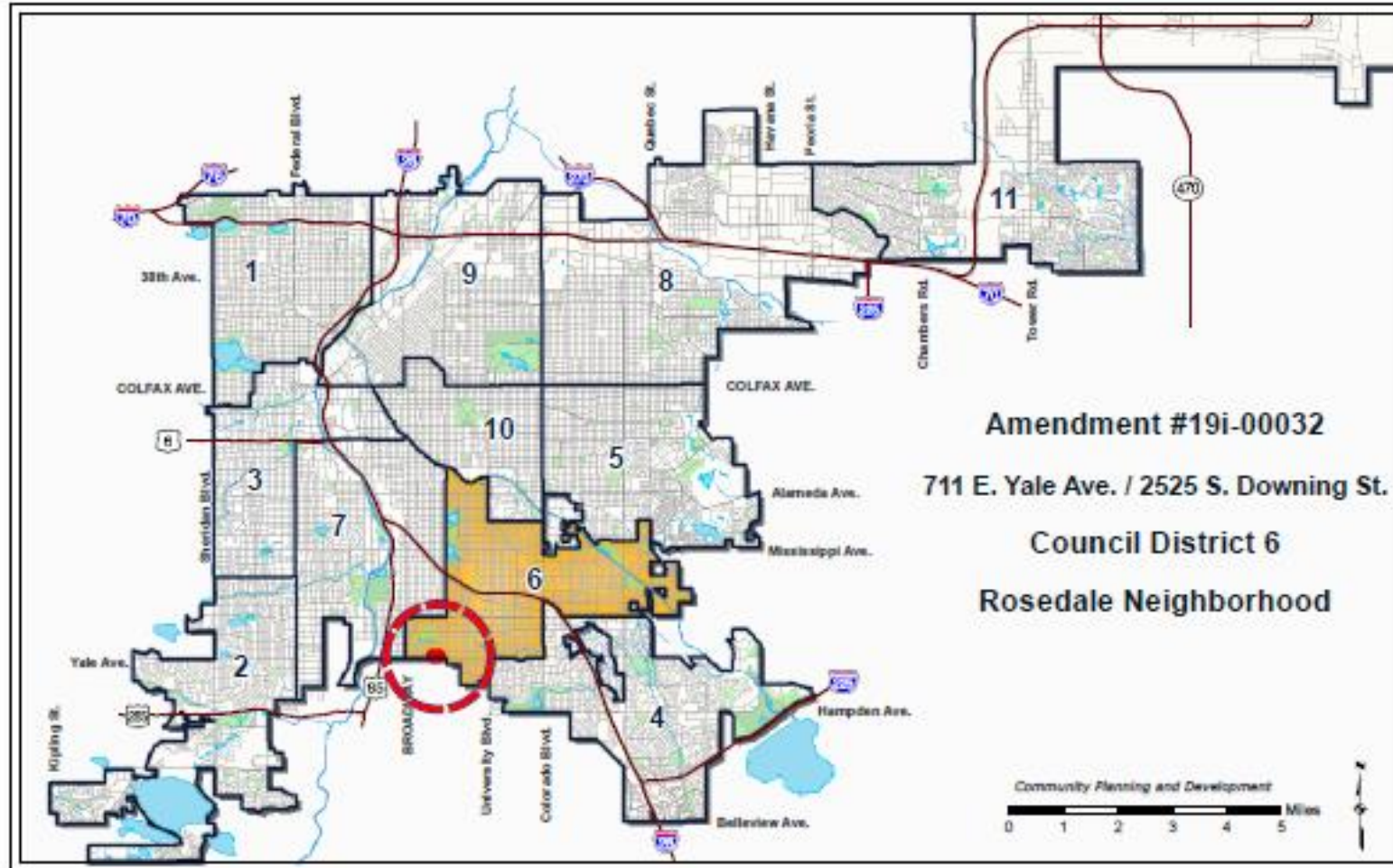
# 711 E. Yale Ave. & 2525 S. Downing Street (rear)

2019I-00032

Request: CMP-EI2 to CMP-H2

Date: 6/2/2020

# Council District 6





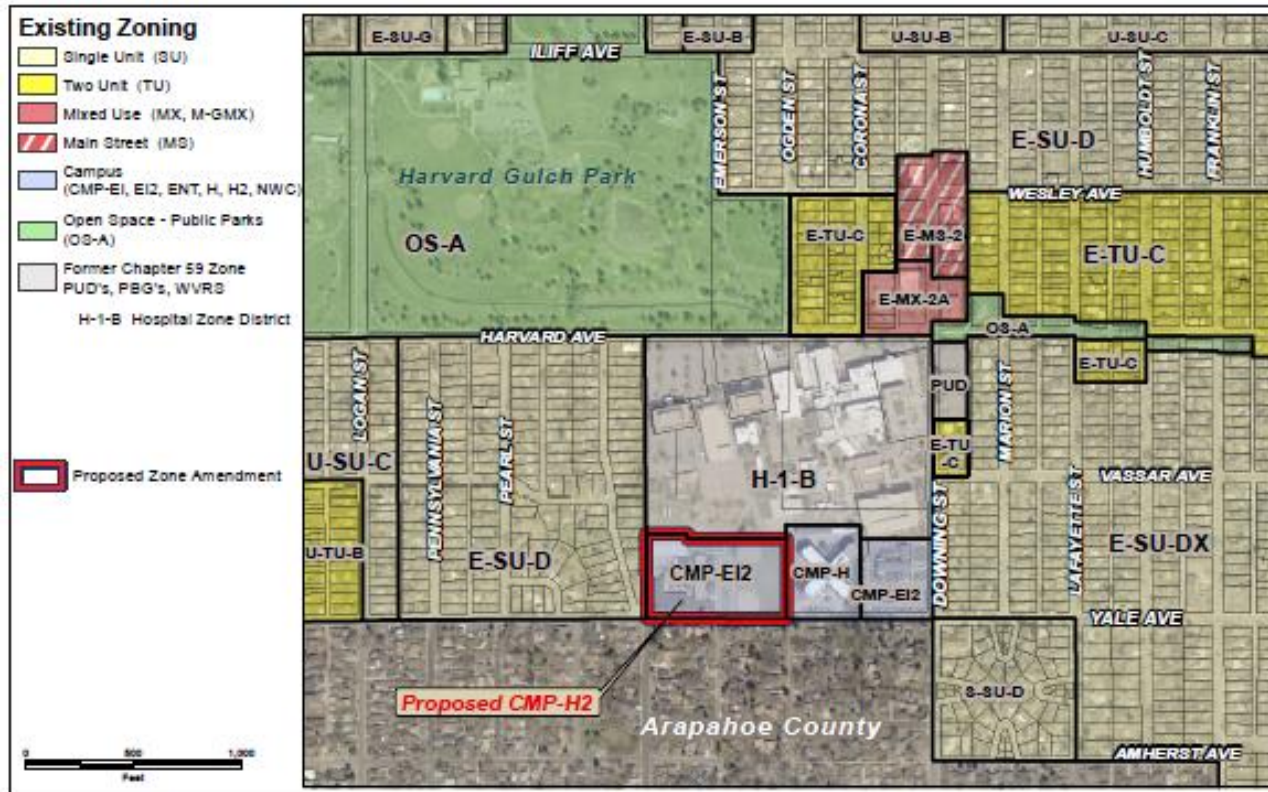


# Request: CMP-H2



- Location
  - Approx. 221,750 square feet
  - 5.09 acres
  - Public/Quasi-Public (Hospital)
- Proposal
  - Rezoning from CMP-EI2 to CMP-H2
  - Allows General Building Form
  - Max. building height of 140' (75' adjacent to Protected District)

# Existing Zoning: CMP-EI2



- Zoning: CMP-EI2
- Surrounding Zoning:
  - CMP-H
  - E-SU-D
  - H-1-B
  - E-SU-DX
  - S-SU-D
  - E-TU-C



# Existing Land Use

- Land Use: Public/Quasi-Public
- Surrounding Land Uses:
  - Public/Quasi Public
  - Single-Unit Residential
  - Multi-Unit Residential
  - Two-Unit Residential
  - Park/Open Space
  - Commercial/Retail

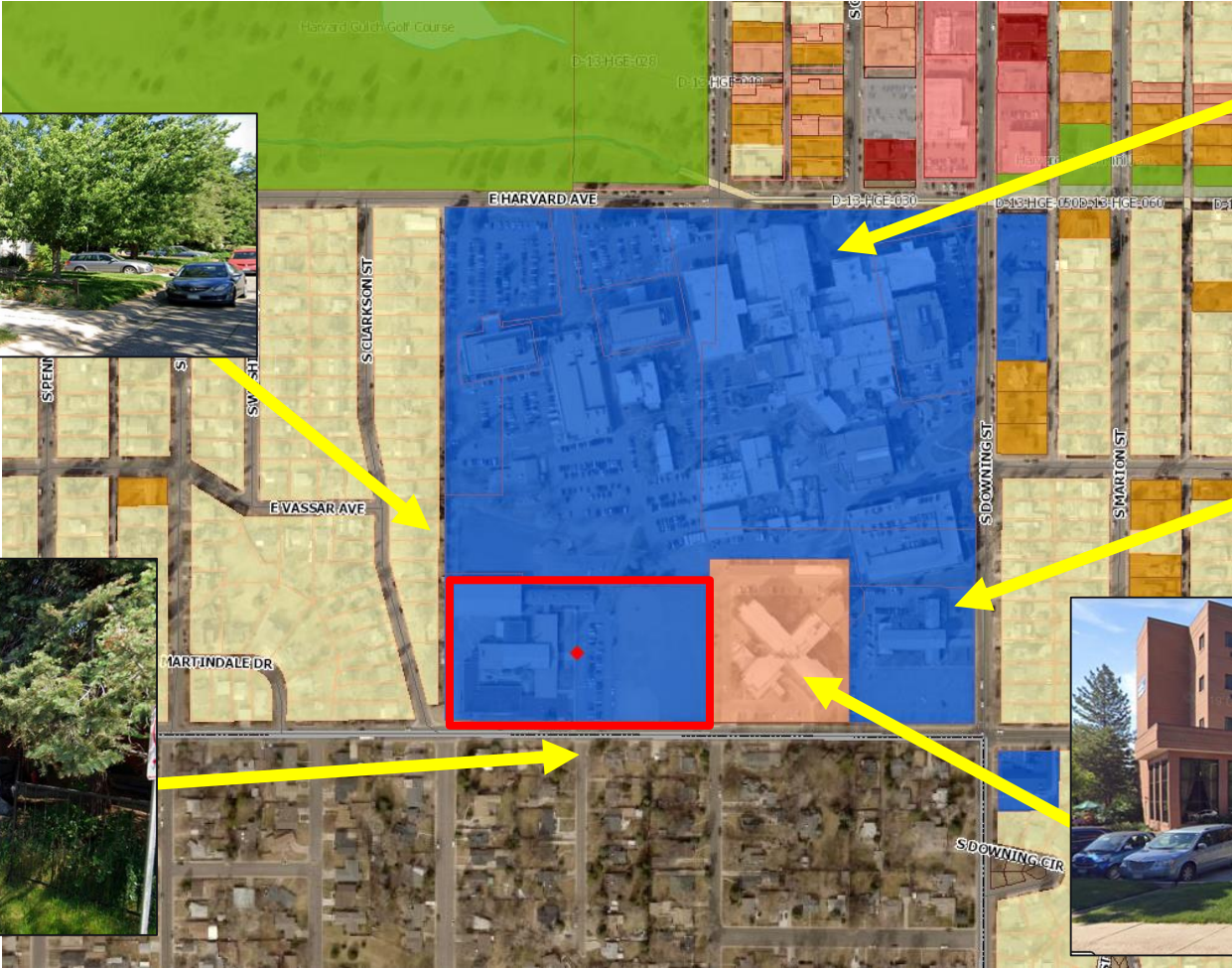


# Existing Building Form/Scale





# Existing Building Form/Scale





# Process

- Informational Notice: 1/2/2020
- Planning Board Notice Posted: 5/5/2020
- Planning Board Public Hearing : 5/20/2020
- LUTI Committee: 6/2/20
- City Council Public Hearing: 7/13/20 (tentative)
  
- Public Comment
  - Two comments in opposition

# 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

1. Consistency with Adopted Plans
  - Comprehensive Plan 2040
  - Blueprint Denver (2019)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency With Adopted Plans

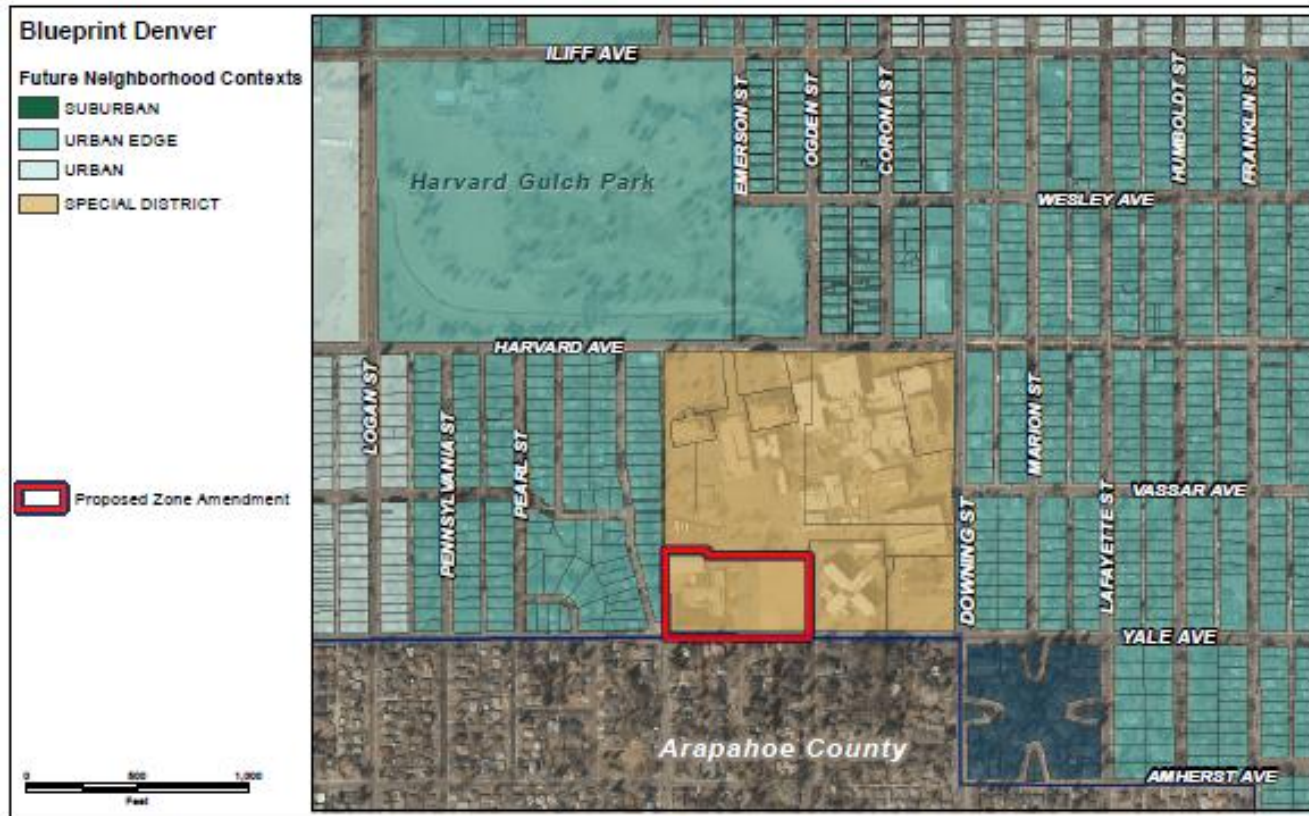
## Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive Goal 1, Strategy C** – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (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 4, Strategy A** – *Grow and support neighborhood-serving businesses (p.35).*
- **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 (2019)

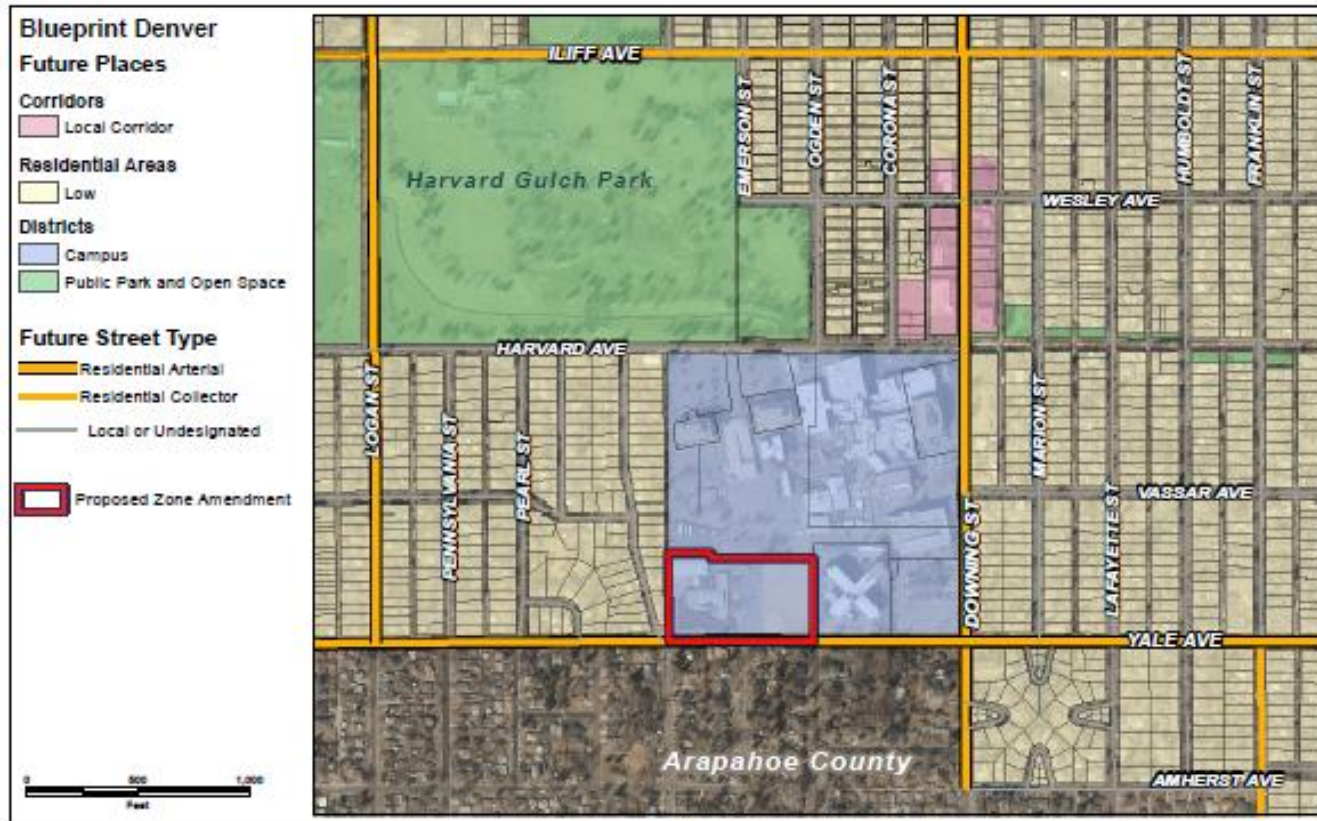


## Future Context – Districts

- Areas that serve a specific purpose, usually highly specific based on uses, such as education, industry or healthcare
- Offer a diverse range of amenities and complementary services to support the district's purpose.

# Consistency With Adopted Plans

## Blueprint Denver (2019)



## Future Place - Campus

- Primary purpose such as education or medical services.
- Provide retail, restaurants, offices and residential uses to support the primary use and serve the surrounding neighborhoods.
- Multi-story single-use and mixed-use buildings are typical.
- When adjacent to lower intensity development, campuses should transition gradually to respect the surrounding neighborhood.



# Consistency With Adopted Plans

## Blueprint Denver (2019)

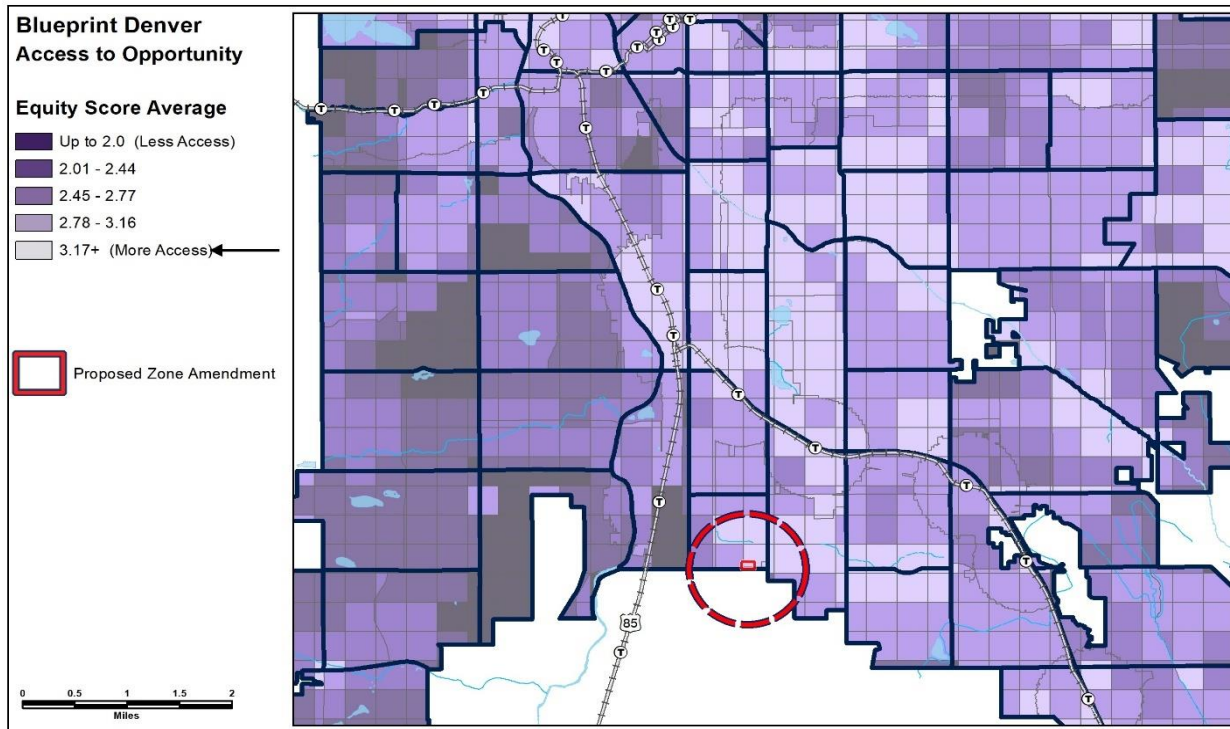


## Growth Areas Strategy – Districts

- Anticipated to see around 5% of new housing growth and 15% of new employment growth by 2040
- *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

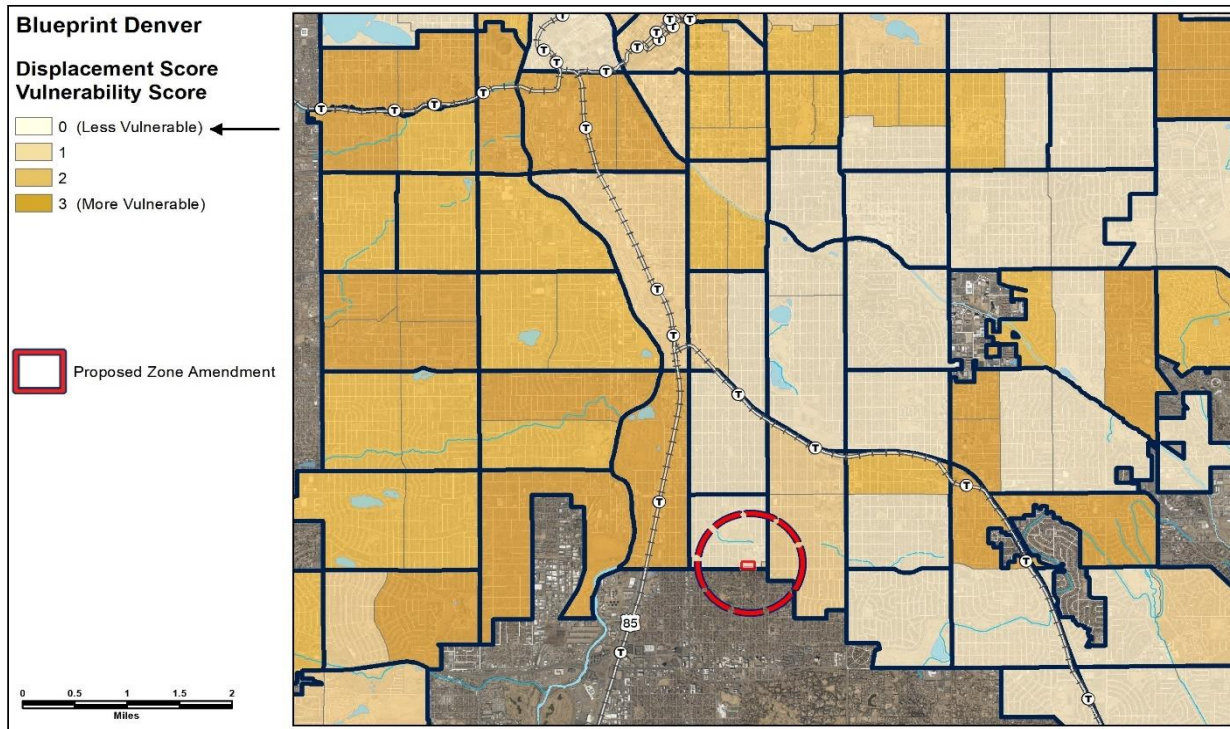
## Blueprint Denver (2019) - Access to Opportunity



- High access to opportunity (social determinants of health, access to healthcare, child morbidity and built environment subjects)
- High access to centers and corridors measurement
- Less equitable access to transit

# Consistency With Adopted Plans

## Blueprint Denver (2019) - Vulnerability to Involuntary Displacement

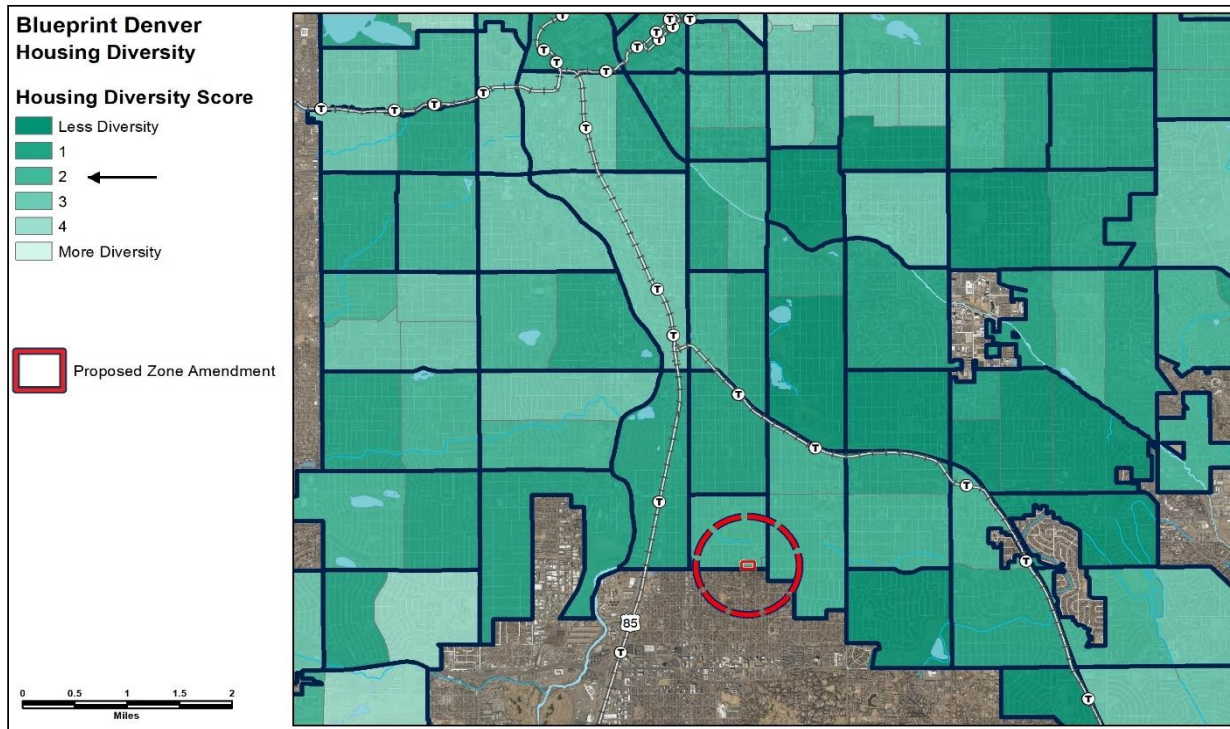


- Low vulnerability to involuntary displacement
- Application will not have a negative impact on this measurement and that no housing or business will be displaced as a result.



# Consistency With Adopted Plans

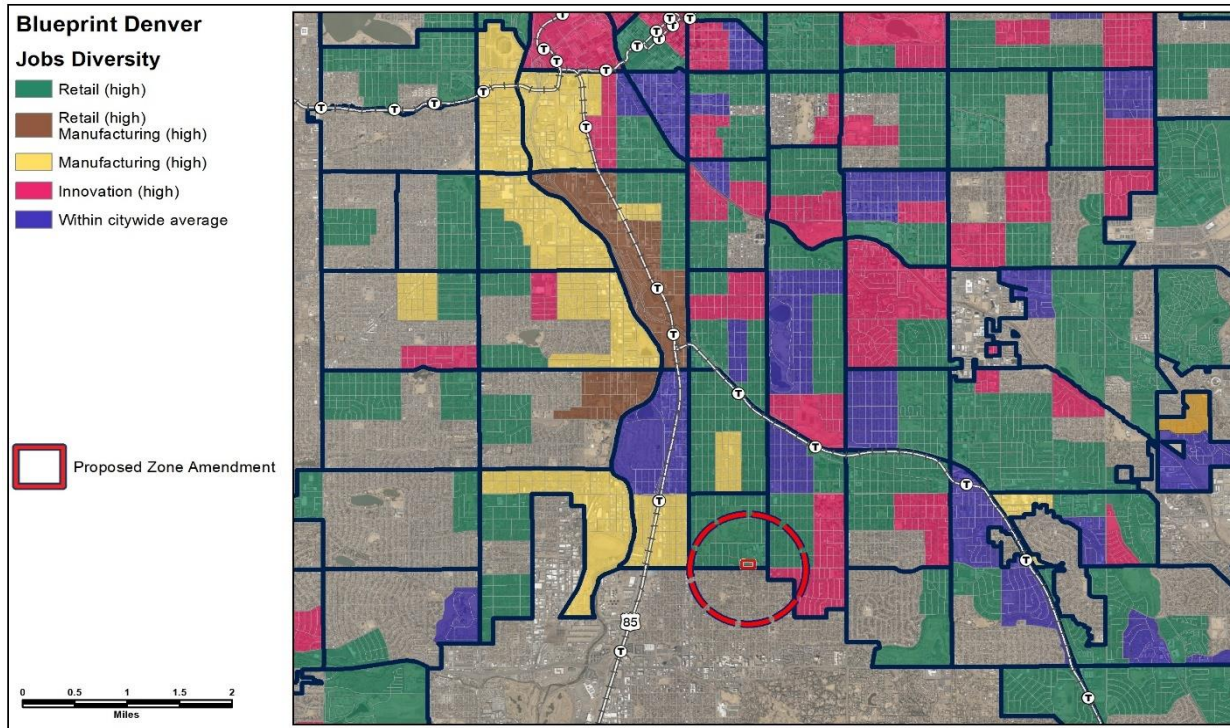
## Blueprint Denver (2019) – Expanding Housing and Jobs Diversity



- Overall moderate housing diversity
- Low diversity (percent of middle-density housing, housing costs, number of affordable units)
- High diversity with home size and home ownership
- No additional housing units will be provided and application will not have a negative impact on housing diversity

# Consistency With Adopted Plans

## Blueprint Denver (2019) – Expanding Jobs Diversity



- Mix of jobs dissimilar to the city’s overall mix of job types with above average number of jobs per acre
- Adding additional services provides job opportunities for the community

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
  - Expand healthcare services
4. Justifying Circumstances
  - Change to such a degree that the proposed rezoning is in the public interest
5. Consistency with Neighborhood Context, Zone District Purpose & Intent



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
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# Staff Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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