

**Denver Planning Board**  
**Caitlin Quander, Chair**

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**TO:** Denver City Council  
**FROM:** Denver Planning Board  
**CC:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority  
**DATE:** August 17, 2023  
**RE:** 3015 East Colfax Avenue Urban Redevelopment Plan Amendment

### **Planning Board Finding**

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The Denver Planning Board is pleased to forward its finding to City Council that the amendment to the 3015 East Colfax Urban Redevelopment Plan conforms with Denver’s adopted Comprehensive Plan and its applicable supplements. This finding is required by the Colorado Revised Statutes, Sec. 31-25-107(2). Planning Board made its finding by a vote of 9 to 0 in favor of the proposal at its regular meeting on August 16, 2023.

### **Background**

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The Urban Redevelopment Area is approximately 37,000 square feet located in the City Park statistical neighborhood.

The subject site is currently zoned G-MS-5, which is General Urban – Main Street – 5-stories maximum. The zone district allows a mix of uses that promote safe, active and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge.

There is a mixture of land uses and building forms in the area. Commercial, residential, and mixed-use buildings are generally low rise with some mid and high rise to the north. The subject site is currently a 4-story motel surrounded with surface parking to the north and east.

A conditions study (referred to in state statute as a “blight study”) was conducted in June 2020. The study found that there are four blight factors present, constituting the proposed URA as a “blighted area.”

### **Urban Redevelopment Plan**

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The Urban Redevelopment Plan (URP) establishes the 3015 E. Colfax Ave. Urban Redevelopment Area. The Urban Redevelopment Plan is intended to promote complete and equitable neighborhoods through the following objectives:

1. To eliminate the present factors which contribute to the blight in the Urban Redevelopment Area. Such blighting factors are detrimental to the community and limit the development potential of the surrounding area.
2. To renew and improve the character and environment of the Urban Redevelopment Area and its surroundings by preventing or ameliorating economic, physical and environmental deterioration.

3. To encourage the reuse of existing buildings where appropriate, including historic preservation and adaptive reuse.
4. To protect and enhance the character of structures designated for historic preservation.
5. To promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities within the Urban Redevelopment Area.
6. To assist the City in cultivating complete and inclusive neighborhoods.
7. To encourage land use patterns within the Urban Redevelopment Area and its environs where pedestrians are safe and welcome.
8. To improve the economy of the City by stabilizing and upgrading property values.
9. To achieve goals as outlined in adopted City Plans.

The proposed URP amendment would facilitate the rehabilitation of the existing structures on the property and the construction of a building on the existing parking lot. The project is planned to contain:

- A 54-room hotel
- Lobby bar
- Ground floor restaurant

### **Planning Board Authority**

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Colorado Revised Statutes 31-25-107(2) requires that a jurisdiction's planning board or commission make a finding that a proposed urban renewal plan conforms with the jurisdiction's comprehensive plan.

### **Analysis of Comprehensive Plan Conformity**

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At the August 16th Planning Board meeting CPD staff recommended that the proposed Urban Redevelopment Plan Amendment conforms with the adopted plans that apply to the area, including Comprehensive Plan 2040, Blueprint Denver (2019), East Central Area Plan (2020). See the attached Planning Board staff report for details.

### **The Final Denver Planning Board Finding**

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Based on the CPD staff report and board deliberations at its August 16, 2023, meeting, the Denver Planning Board finds that the amended 3015 E Colfax Urban Redevelopment Plan conforms with Denver's adopted Comprehensive Plan and its applicable supplements.

### **Attachments**

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1. CPD Planning Board staff report