



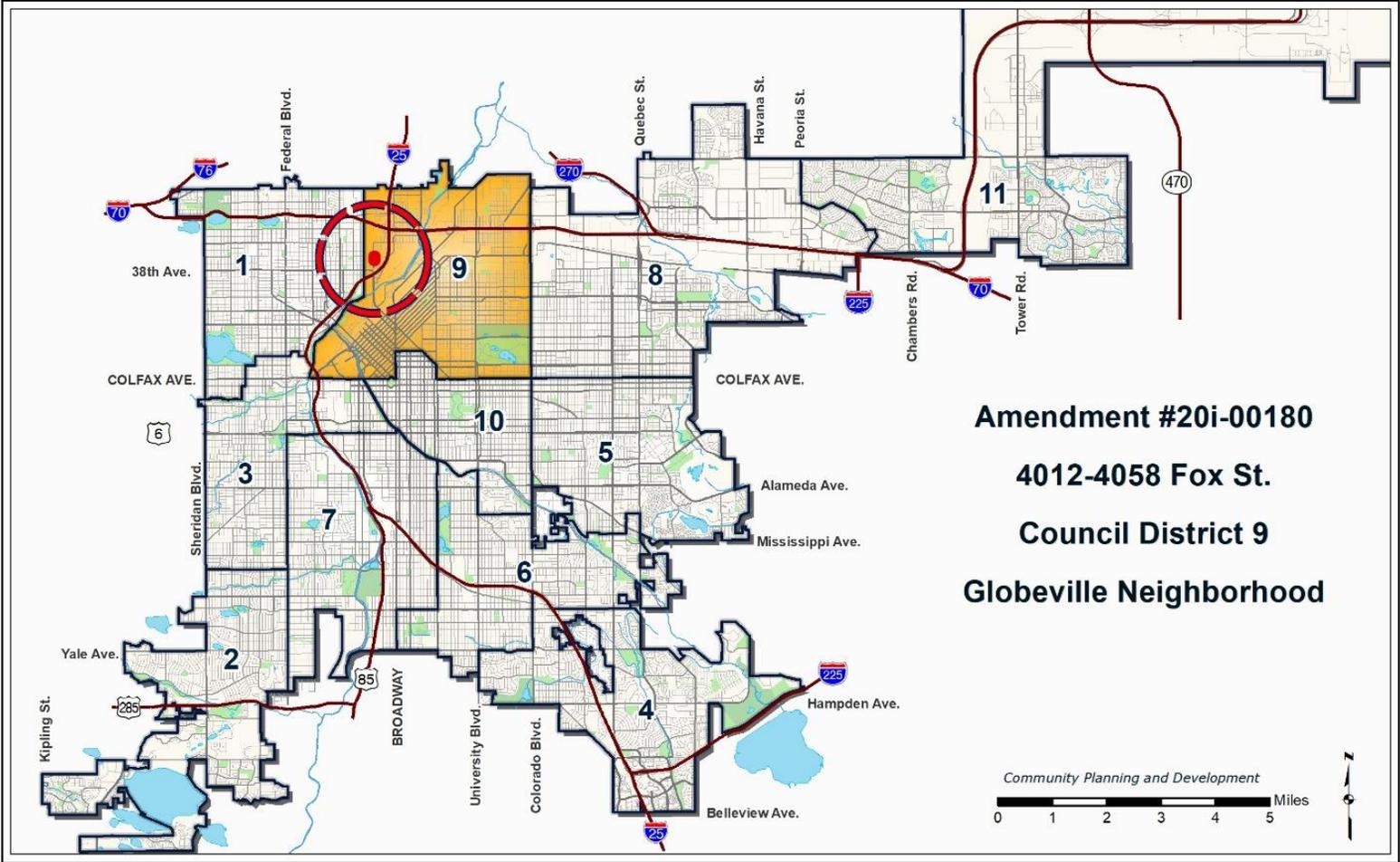
4012, 4040, 4046, and 4058 Fox Street

Request: From I-A U0-2 to C-MS-8

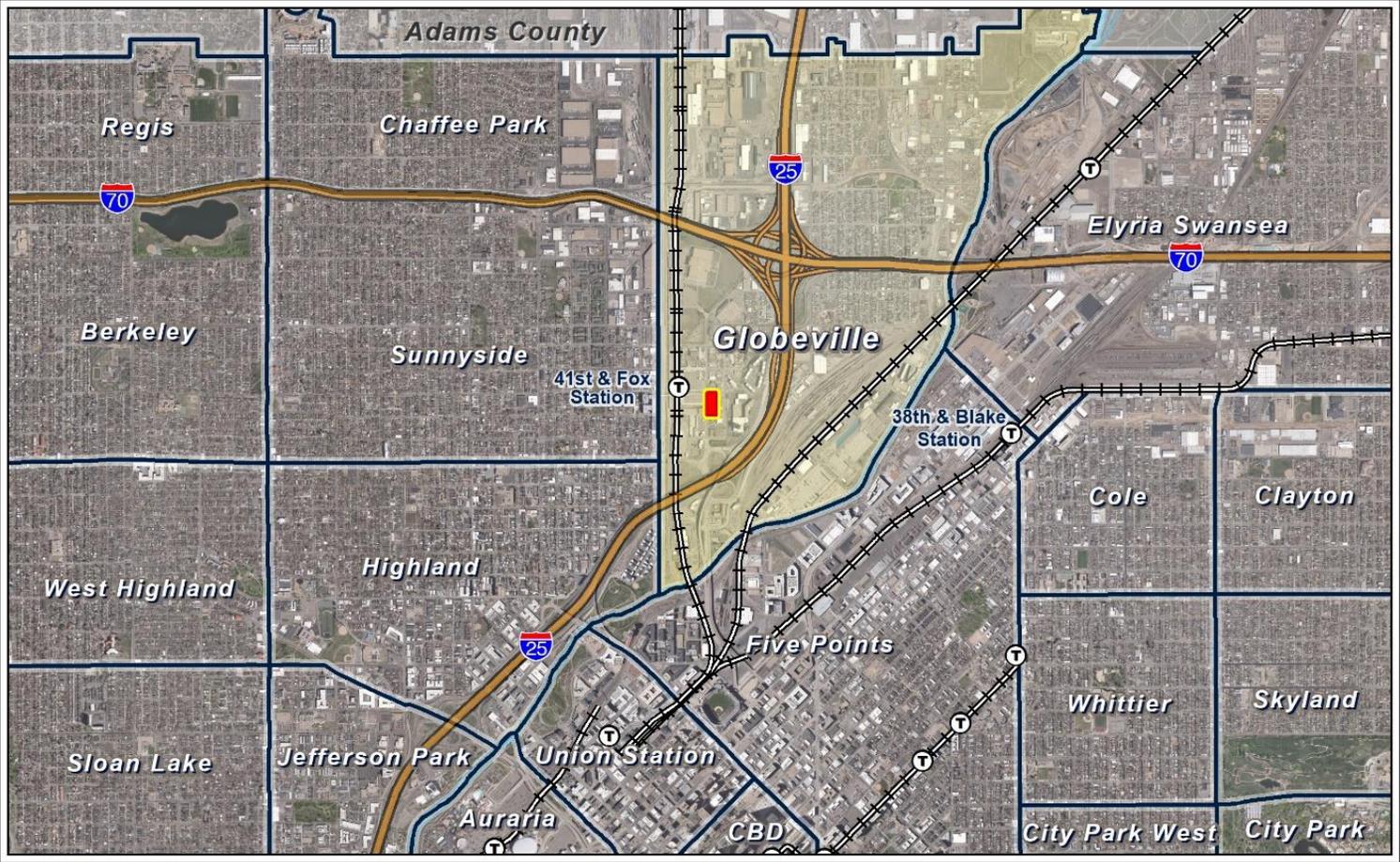
Date: 05/11/2021

#2020I-00180

Council District 9 – Councilmember CdeBaca



Globeville Neighborhood



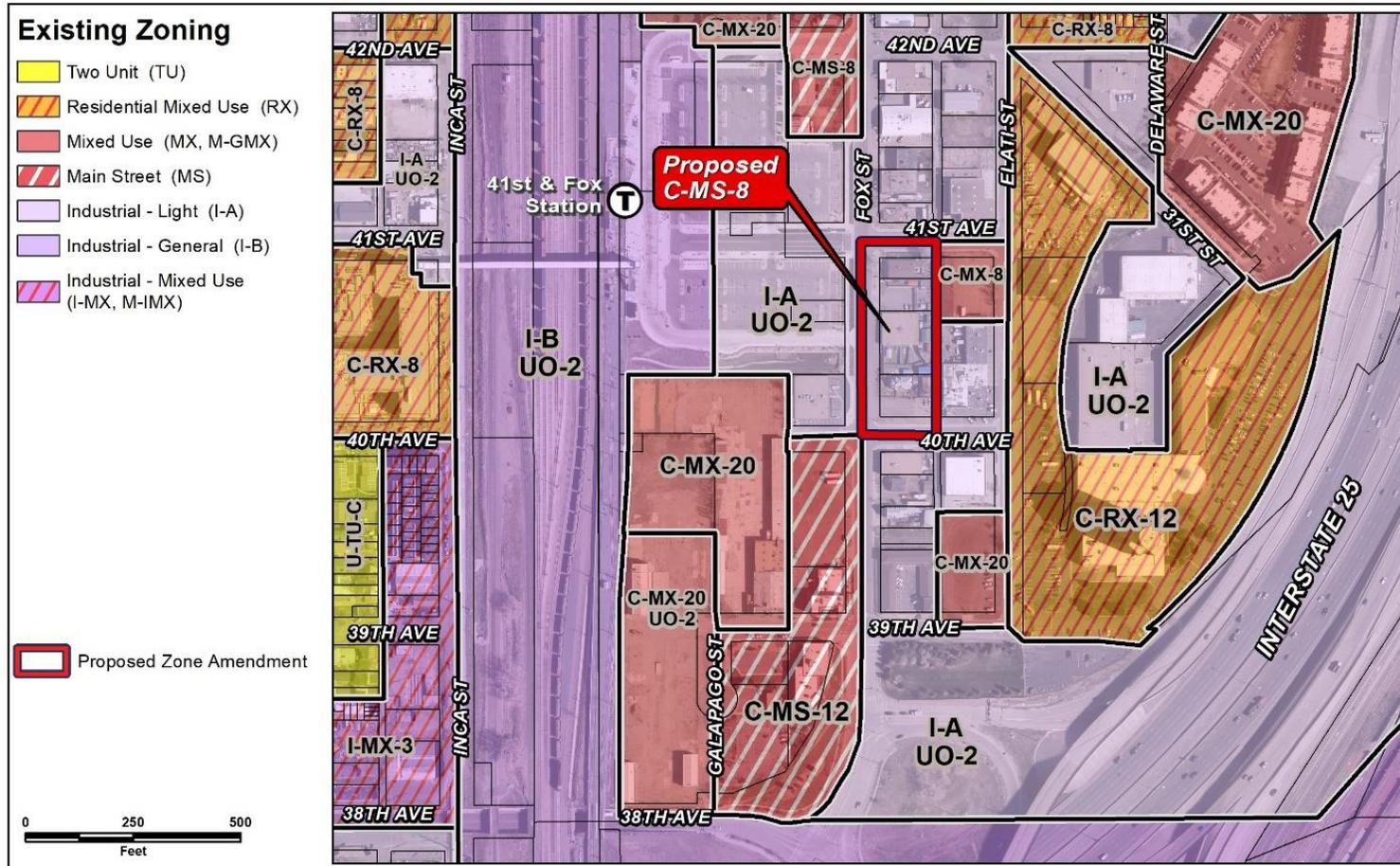
Request: C-MS-8



- Urban Center Neighborhood Context – Main Street – 8 stories maximum height
- Applied linearly along commercial, industrial, main, mixed-use and residential arterial streets
- Town house, Shopfront building forms
- Proposal: Requesting rezoning to reflect intended transit-oriented development character of area and to facilitate redevelopment

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

Existing Zoning



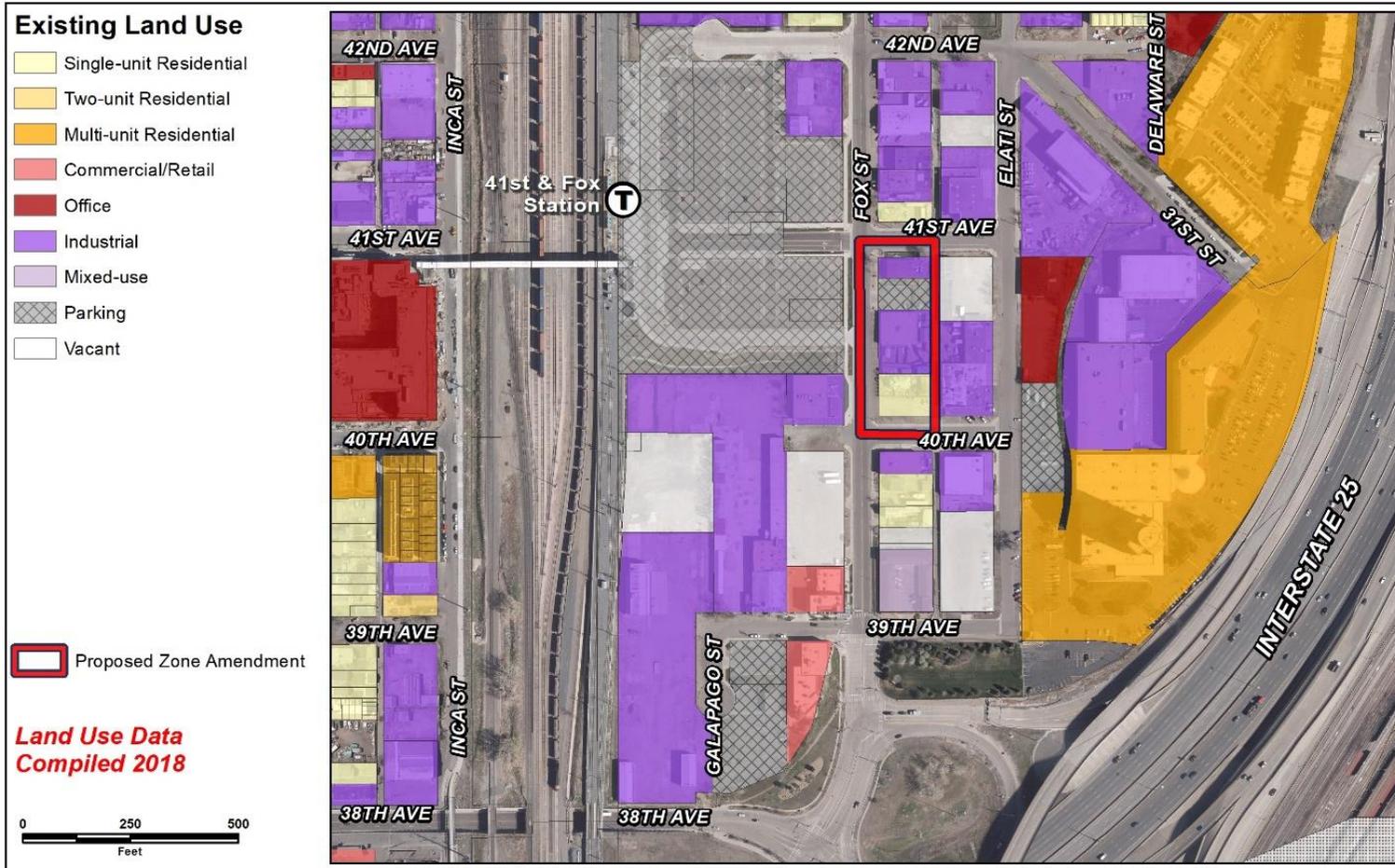
Current zoning:

- I-A UO-2

Surrounding zoning:

- I-A UO-2
- C-MS-8/12 along Fox Street
- C-MX 8/20
- C-RX-8/12/20

Existing Land Use



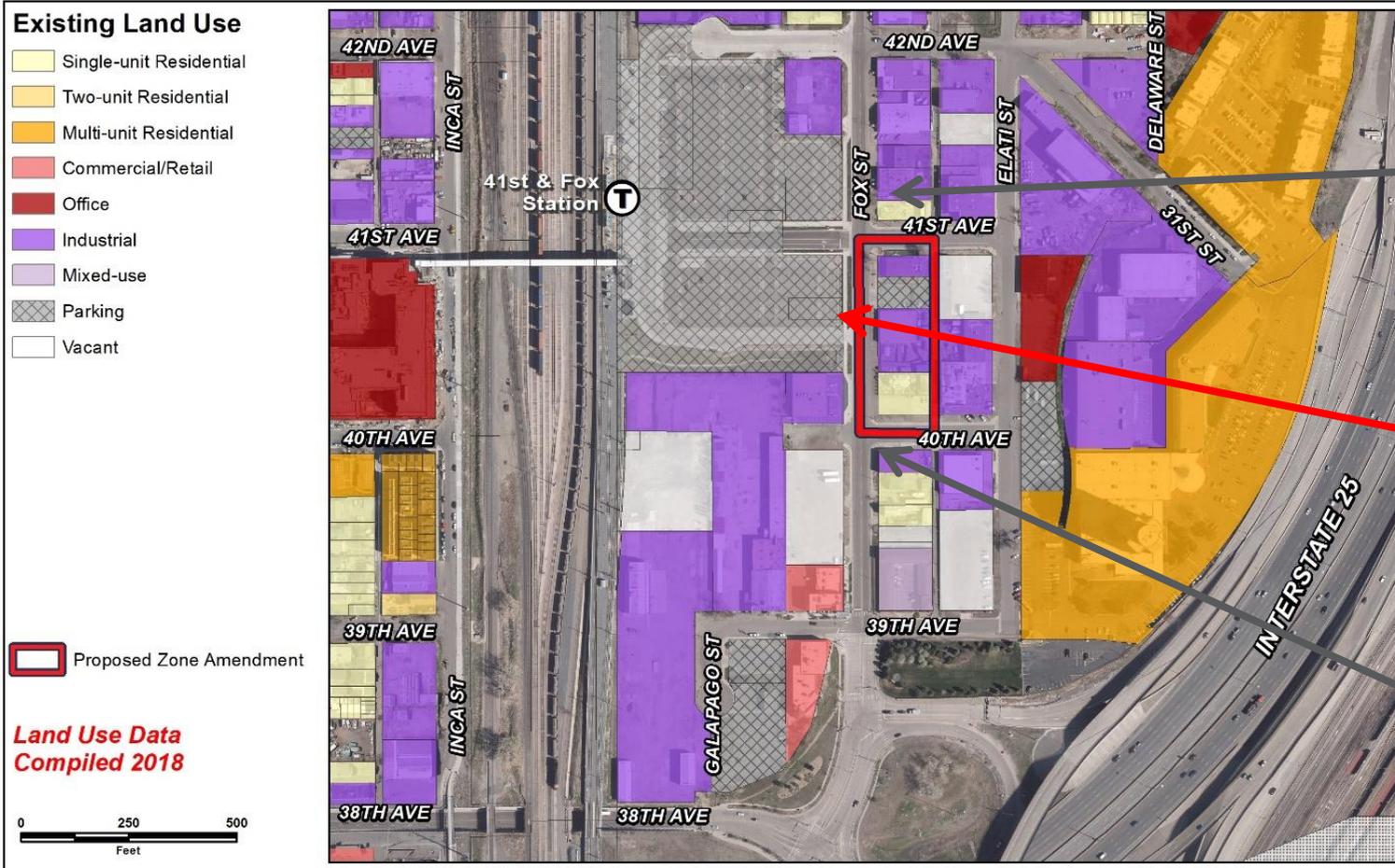
Current land use

- Industrial
- Single-unit residential
- Parking

Surrounding land use

- Industrial
- Residential – single- and multi-unit
- Mixed-use
- Vacant
- Parking

Existing Context – Building Form/Scale



Development Services Review

- 41st Fox Station – East Rules and Regulations
 - Limit trip generation
 - Require Transportation Demand Management plan
- Applicant has been released from Concept
 - 8-story mixed-use development
 - Reserved 854 daily vehicle trips

Process

- Informational Notice: 1/19/21
- Planning Board Notice Posted: 4/20/21
- Planning Board Public Hearing: 5/5/21
- LUTI Committee: 5/11/21
- City Council Public Hearing (tentative): 7/26/21

Public Outreach

- RNOs
 - Globeville First, Elyria Swansea/Globeville Business Association, UCAN, Northeast Denver Friends and Neighbors (NEDFANS), Globeville Civic Partners, Unite North Metro Denver, and Inter-Neighborhood Cooperation (INC)
- No comments

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*
- *41st and Fox Station Area Plan*
- *Globeville Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

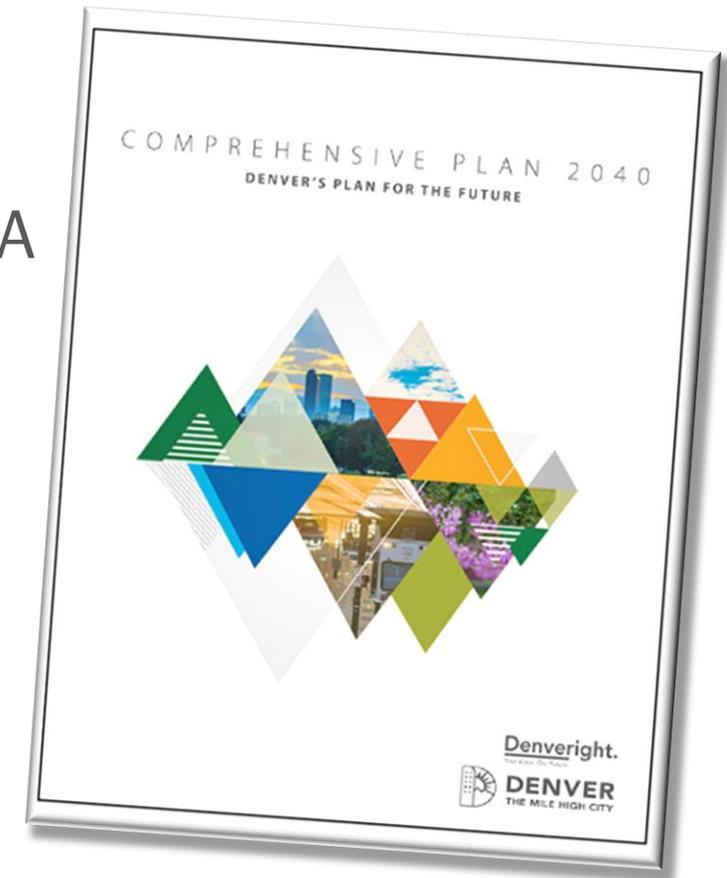
4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1 Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategies A, B, D
- Strong and Authentic Neighborhoods, Goal 4, Strategy A
- Environmentally Resilient Goal 8, Strategies A, B, C



Review Criteria: Consistency with Adopted Plans

Equity

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy A: Increase development of housing units close to transit and mixed-use developments (p. 28).



Review Criteria: Consistency with Adopted Plans

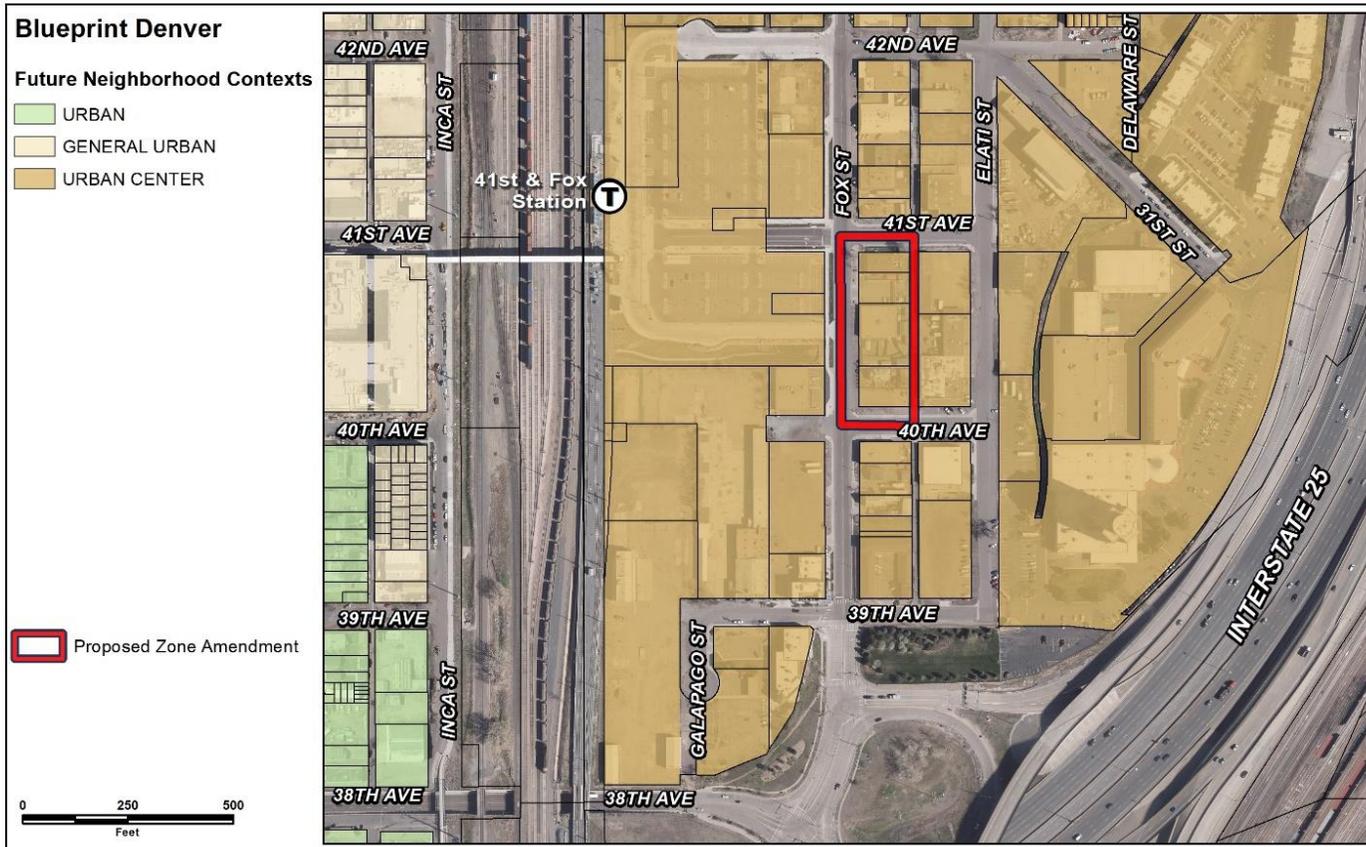
Climate

Comprehensive Plan 2040

- 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).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

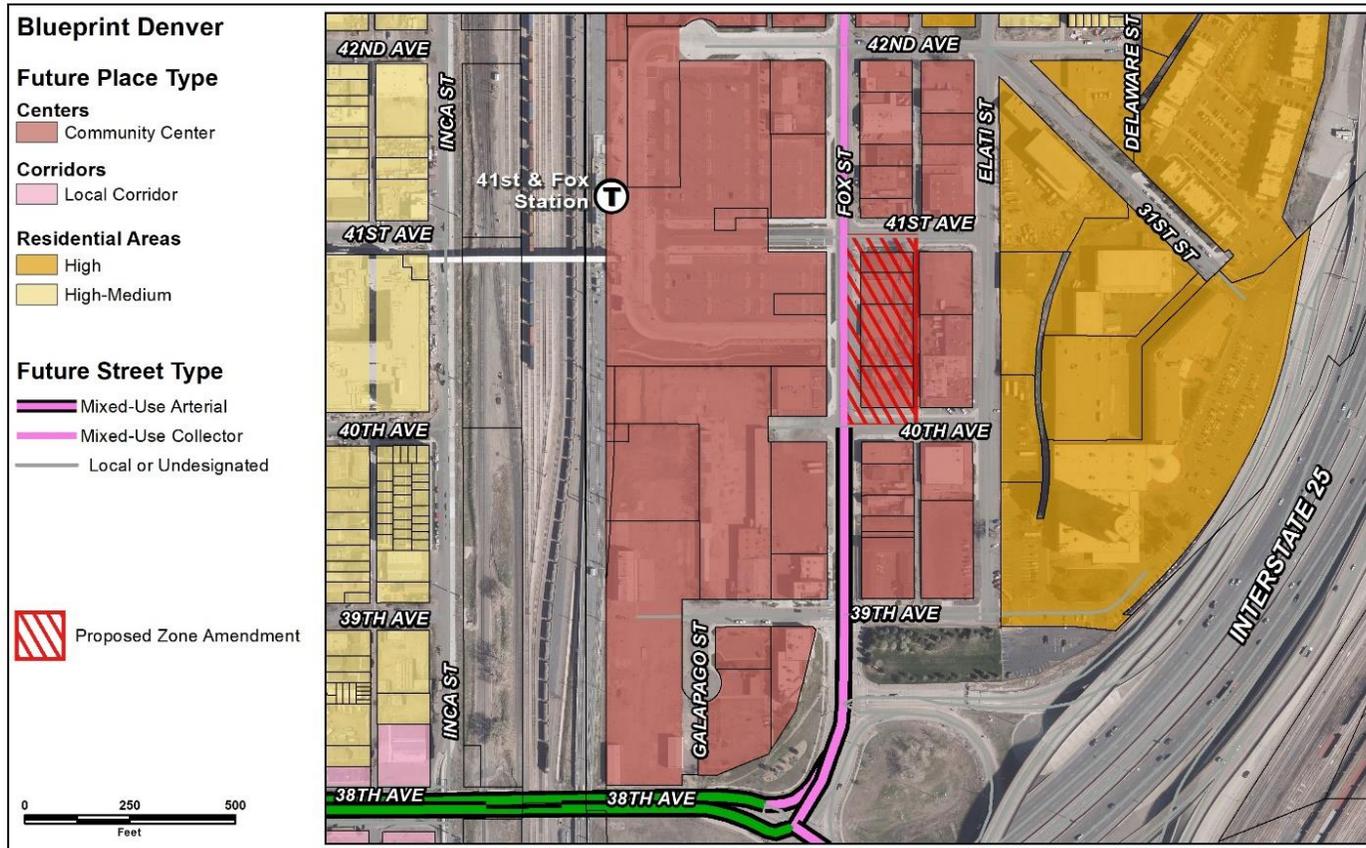


Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
 - High intensity residential and significant employment areas
 - Development typically contains a substantial mix of uses, with good street activation and connectivity

Consistency with Adopted Plans: Blueprint Denver

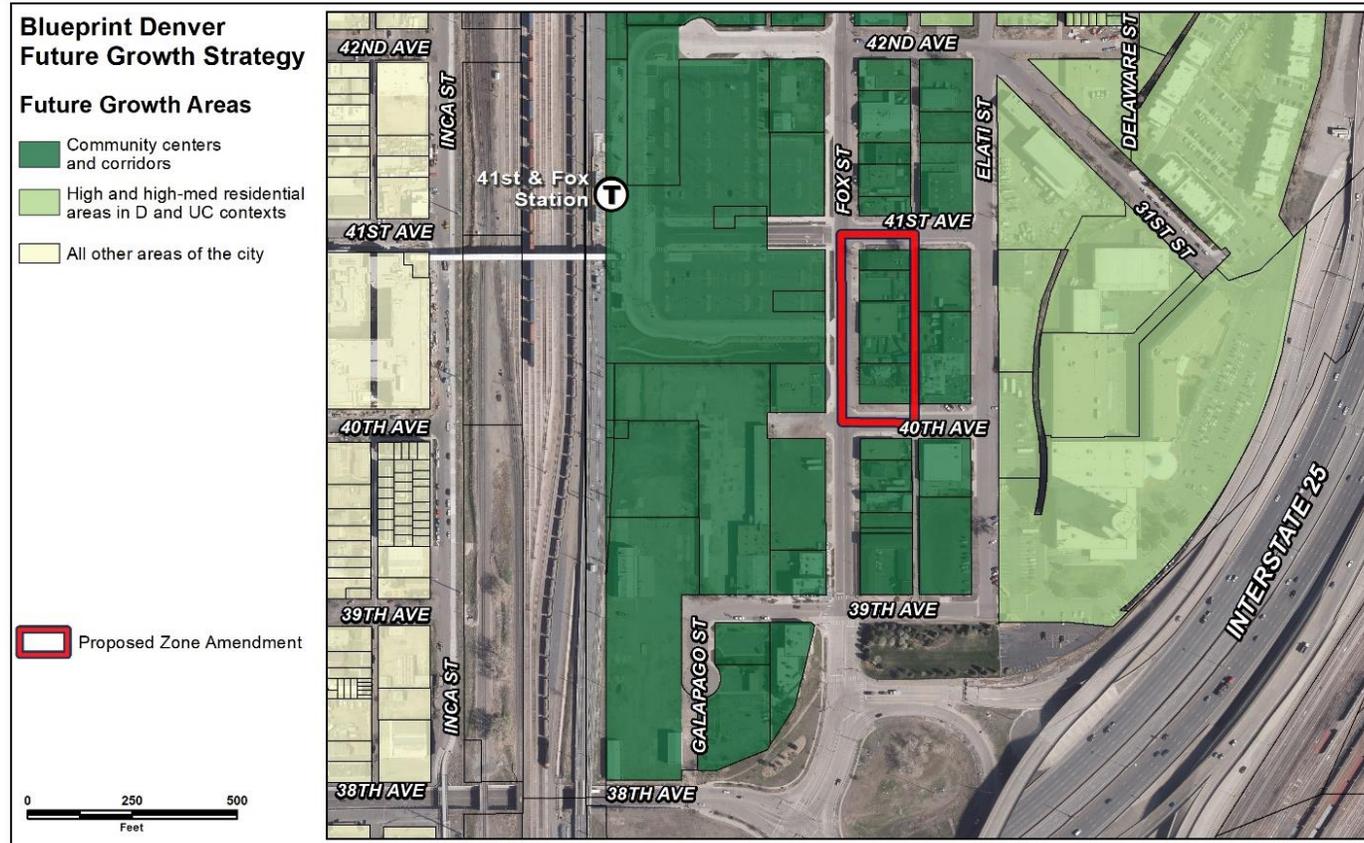


- **Community Center**
 - Mix of office, commercial, and residential uses
 - Buildings are larger in scale than local centers and orient to the street
 - Heights can be generally up to 12 stories
- **Street types**
 - Fox Street: Mixed-use collector/arterial

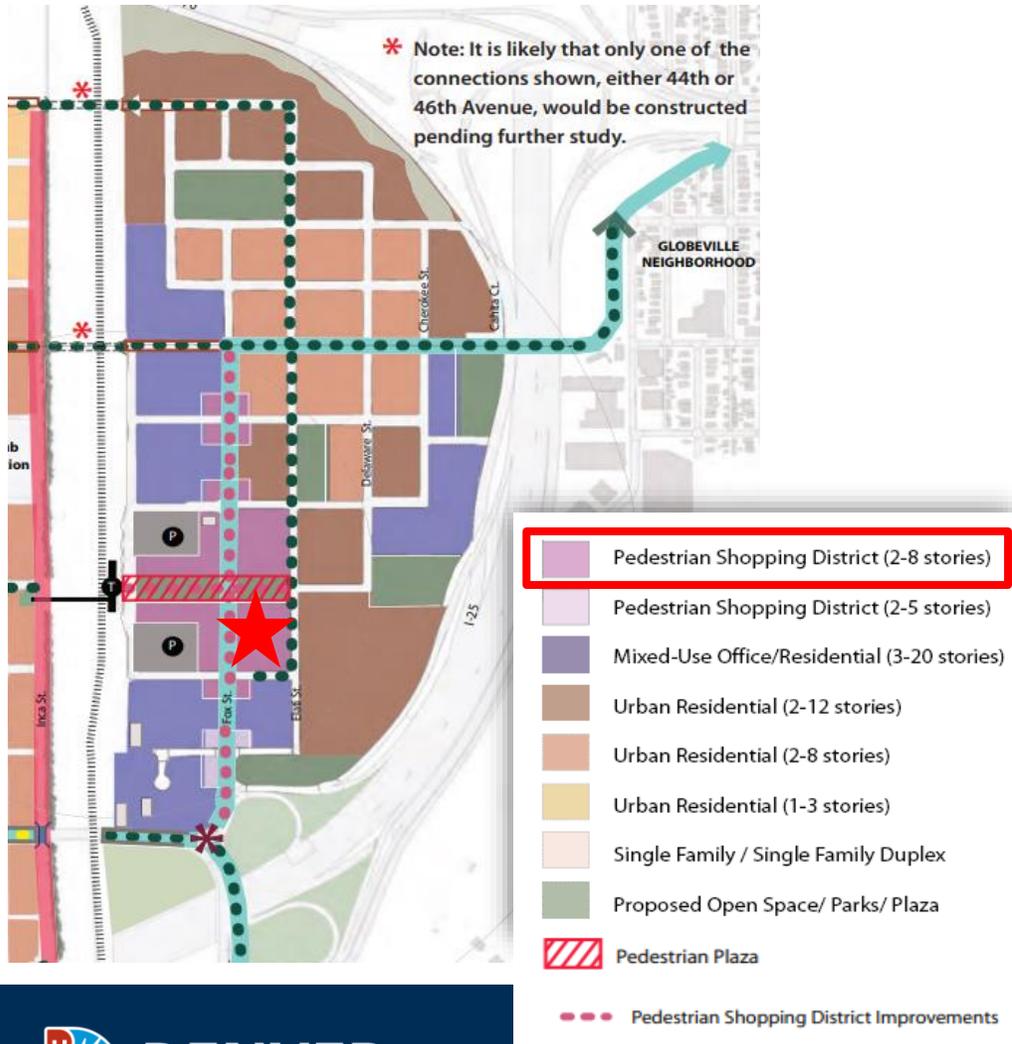
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver

- Growth Areas Strategy: Community centers and corridors
 - 25% of new housing
 - 20% of new employment



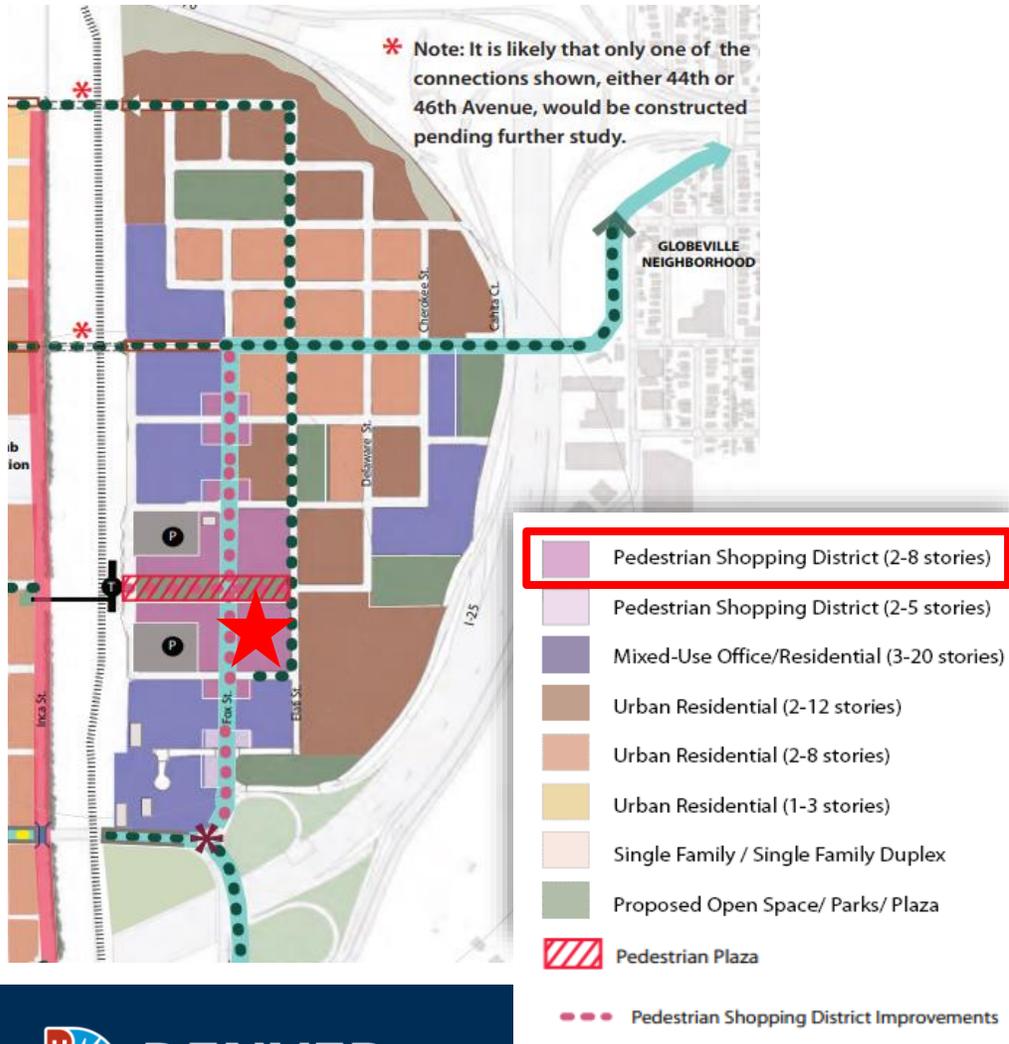
Consistency with Adopted Plans: Area Plan



41st and Fox Station Area Plan (2009)

- Vision for a diverse, transit supportive and environmentally sustainable urban center
- Pedestrian Shopping District (2-8 stories)
 - Mix of uses
 - Continuous street frontages with sidewalk entrances

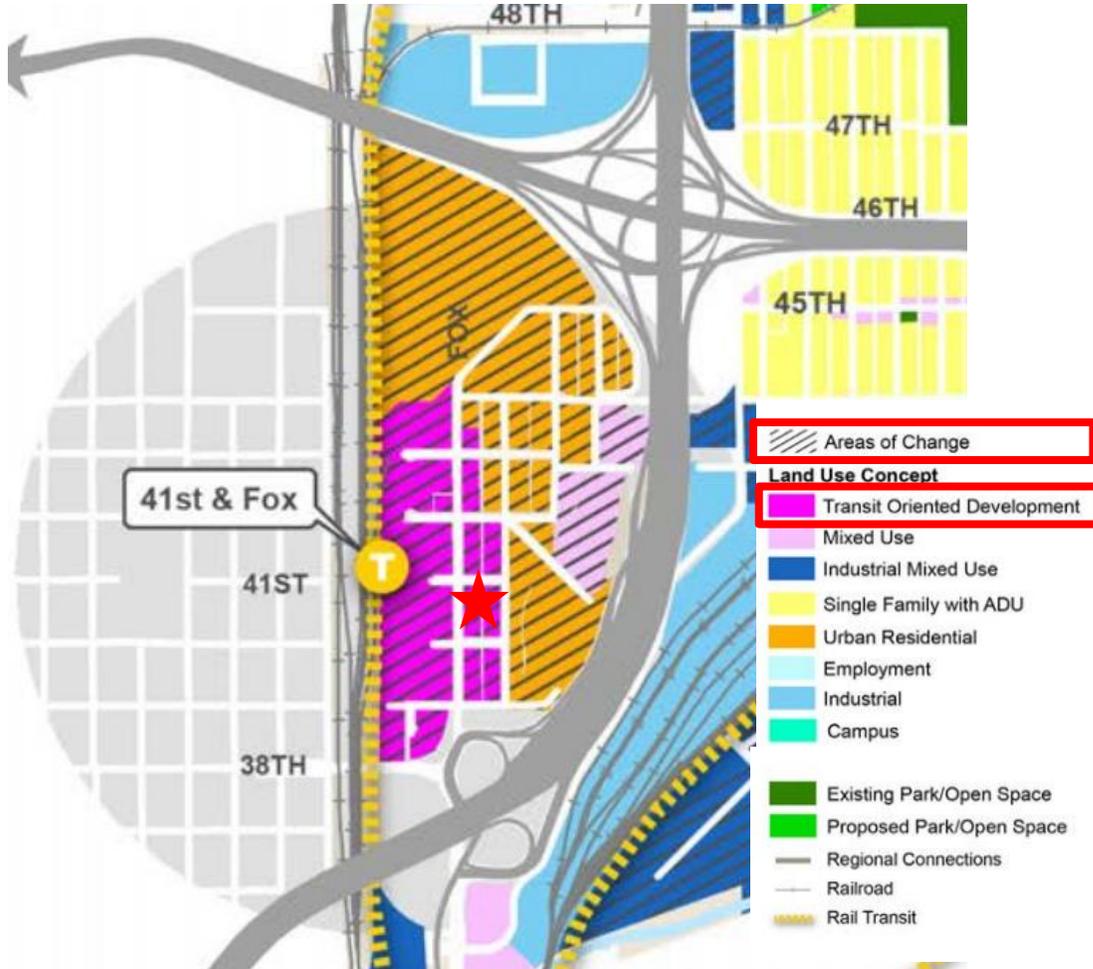
Consistency with Adopted Plans: Area Plan



41st and Fox Station Area Plan (2009)

- Circulation plan included improvements to the transportation network
- Constrained vehicle network
- Applicant has reserved trips enabled by this rezoning under the 41st & Fox – East Rules & Regulations

Consistency with Adopted Plans: Area Plan



Globeville Neighborhood Plan (2014)

- Reinforced 41st and Fox Station Area Plan in this location
- Transit-Oriented Development
 - Housing, services, and employment opportunities
 - Facilitates pedestrian and transit access
- Area of Change
 - Most desirable and beneficial location for growth

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area, or in the city generally
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

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2020I-00180 forward for consideration by the full City Council