

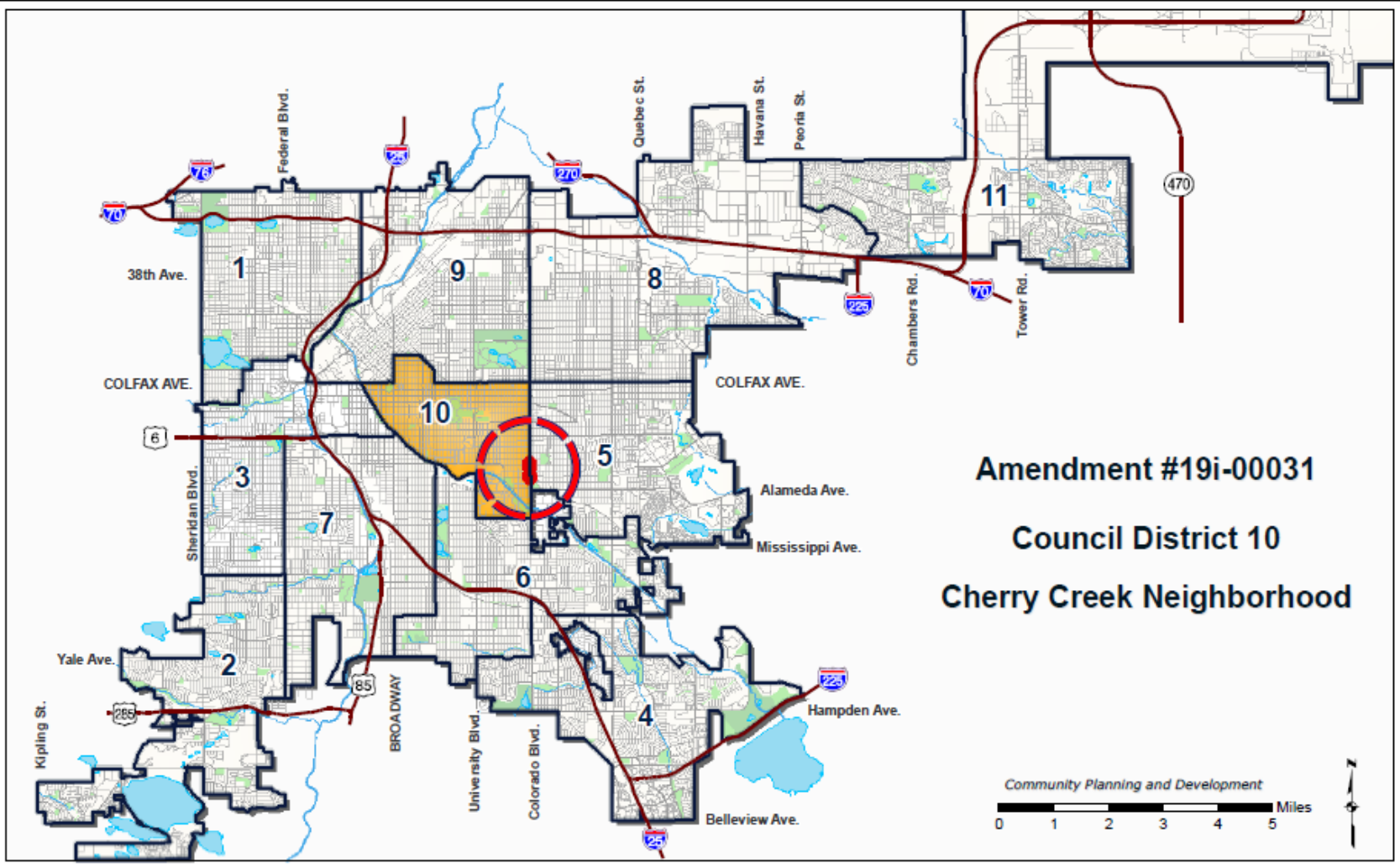


55, 65, 101 S. Colorado Blvd., 51, 97 Colorado Blvd. 98 Harrison St. , 101 Colorado Blvd.

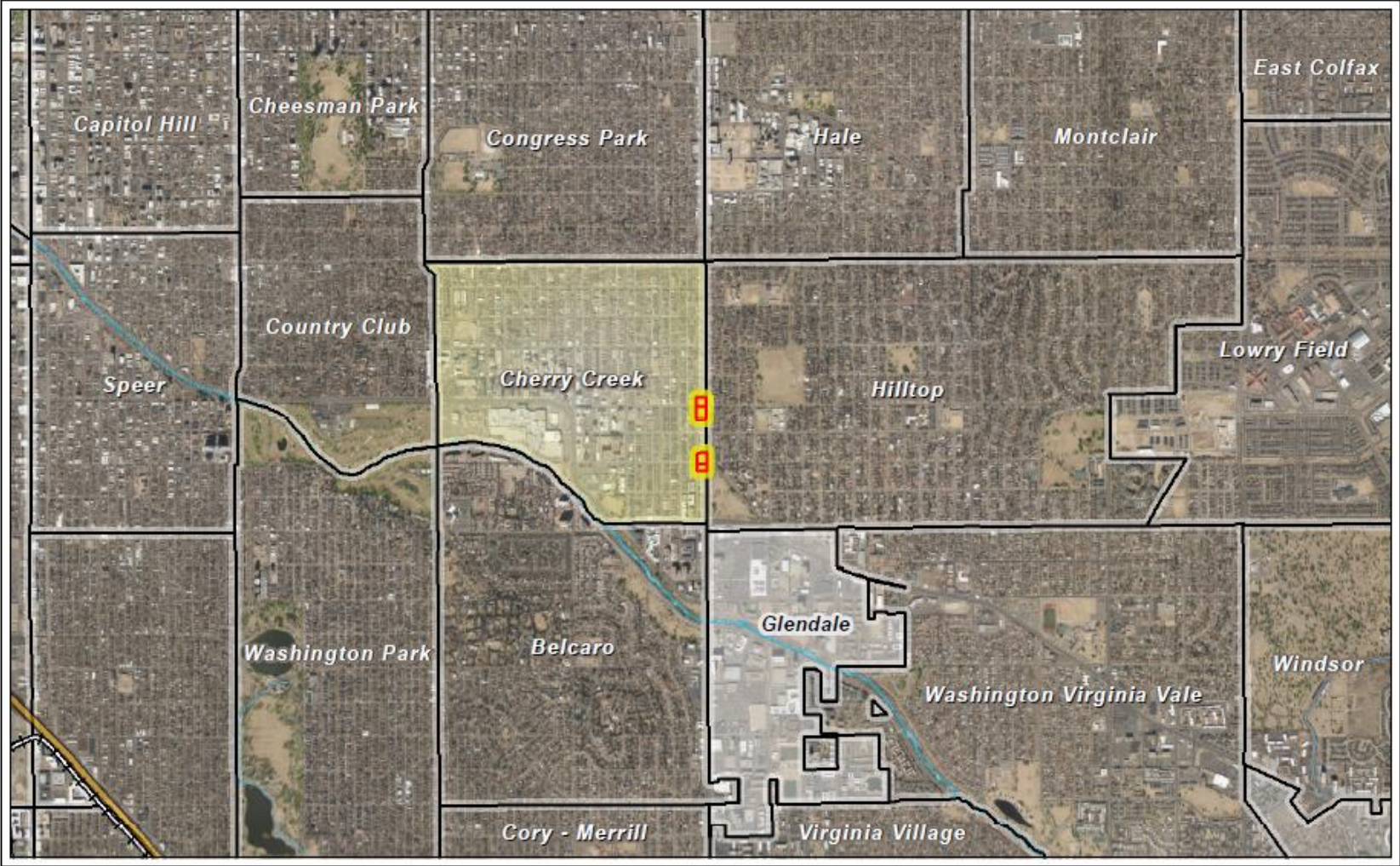
Request: From G-MU-3, PUD 56 and G-RH-3 to G-RO-5 and G-MU-5

#2019I-00031

Council District 10



Cherry Creek Statistical Neighborhood



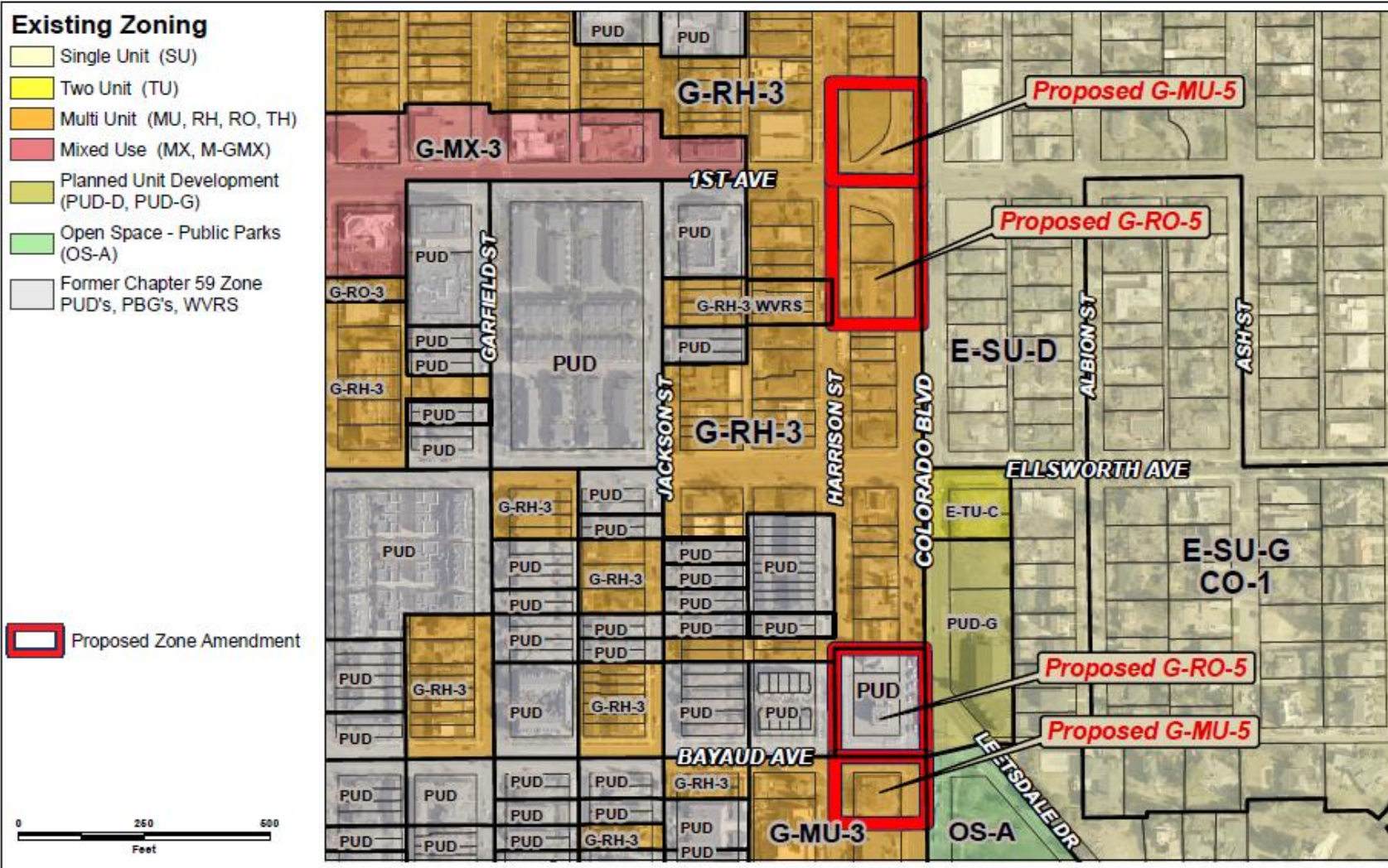
Request: G-RO-5 and G-MU-5



- General Urban Neighborhood Context – Residential Office Use – 5 stories maximum height
- General Urban Neighborhood Context – Multi Unit Use – 5 stories maximum height
- Both allow urban house, duplex, town house, apartment building forms.
- Proposal: Requesting rezoning to facilitate redevelopment with a voluntary affordable housing agreement.

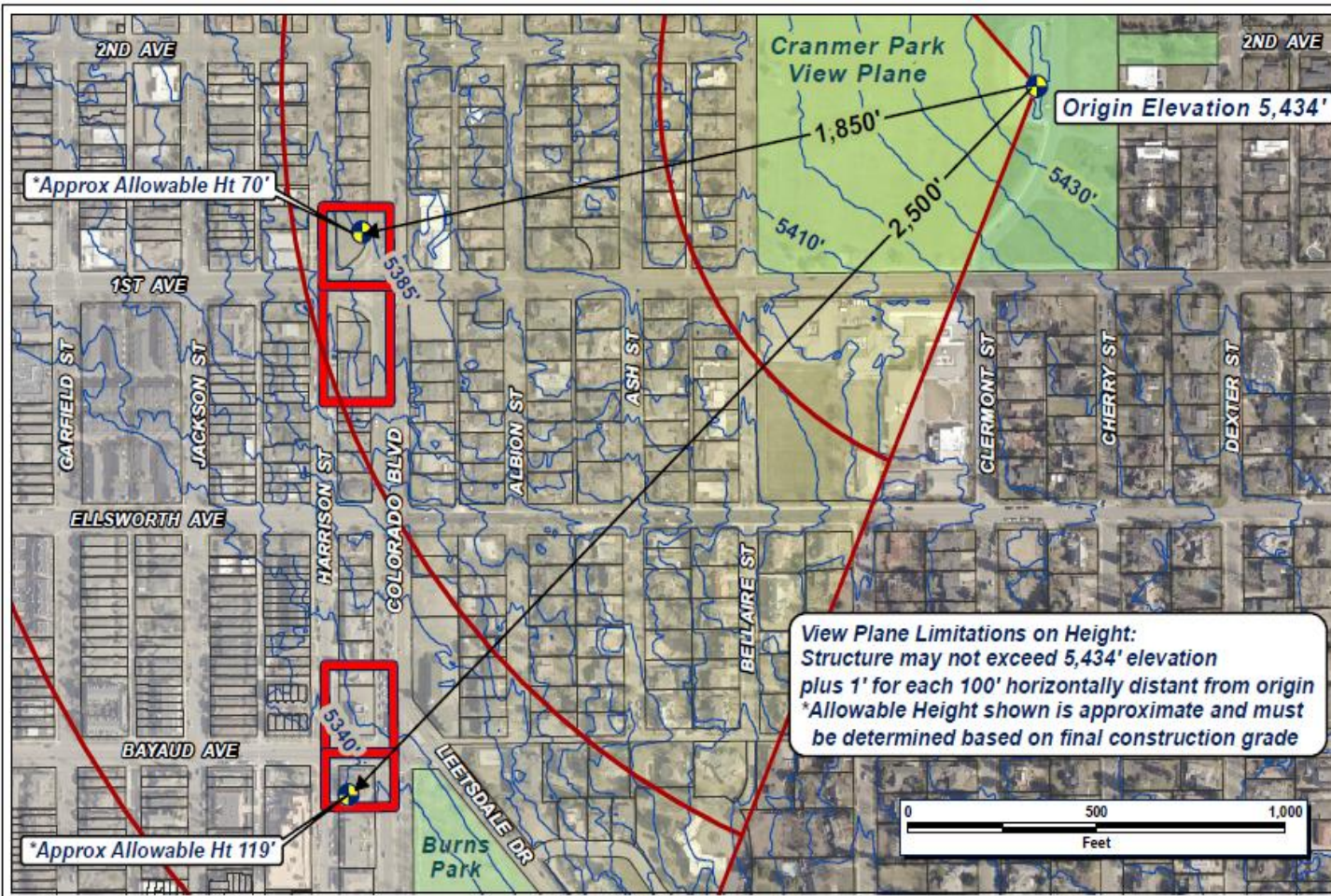
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



- Subject properties are currently zoned G-RH-3, PUD 56 and G-MU-3
- G-RH-3 to the north and west is a protected district.

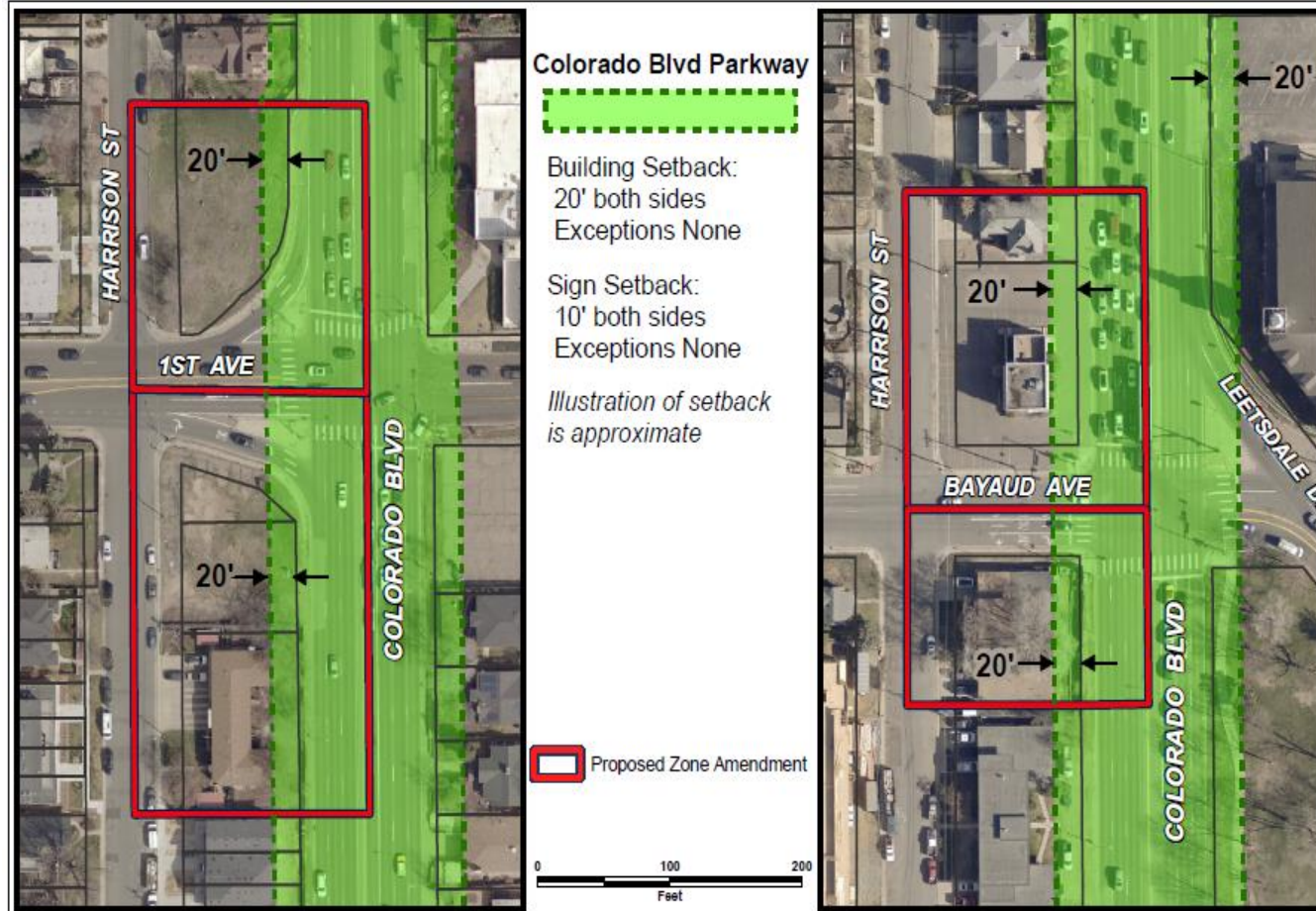
Cranmer Park View Plane



5 story districts requested complies with Cranmer Park view plane restrictions.

65' maximum height for G-RO/MU-5 for the town house and apartment building forms.

Colorado Blvd. Parkway



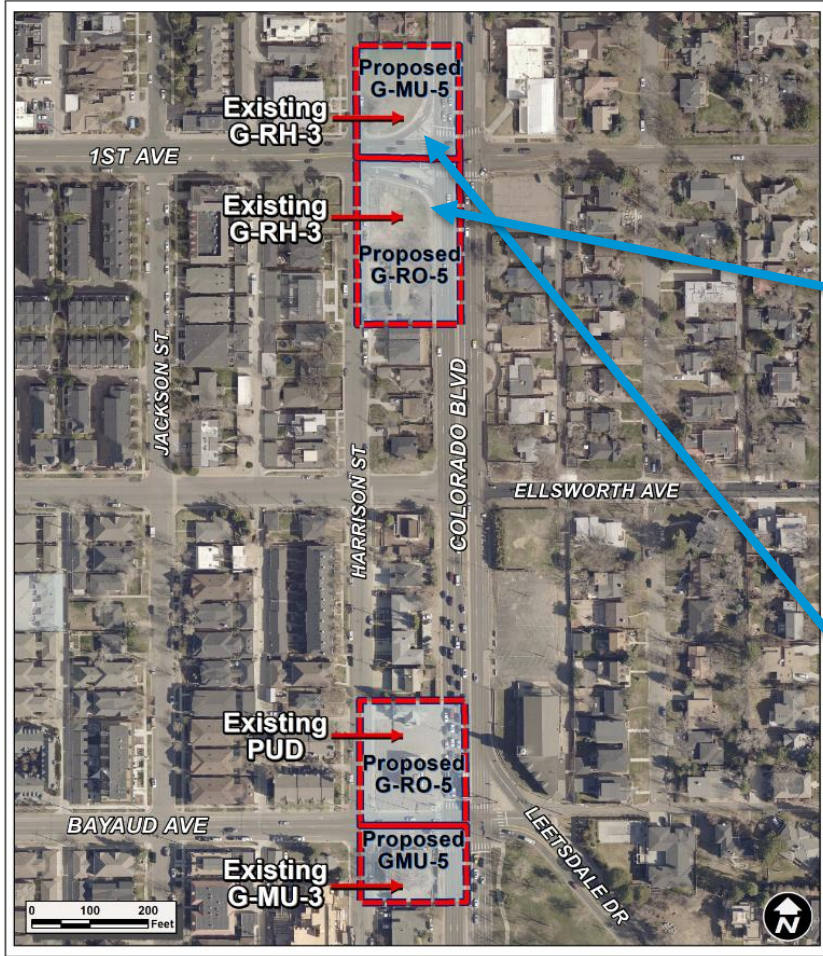
- 20' parkway setback for buildings
- 10' parkway setback for signs

Existing Land Use

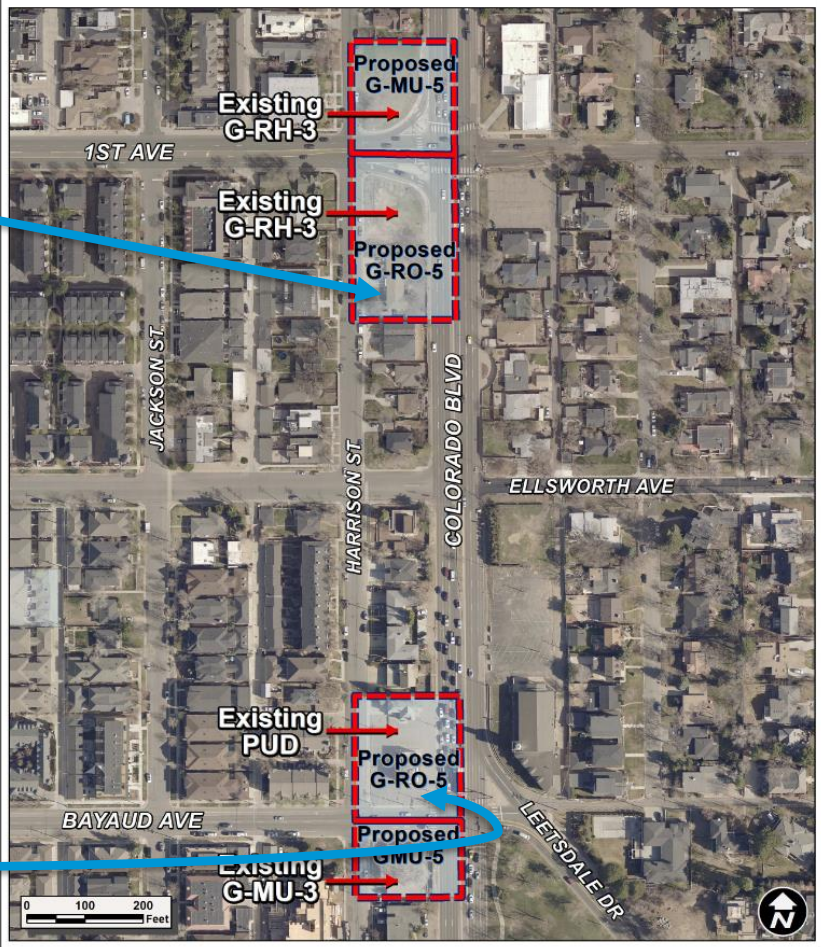


- 101 Colorado Blvd, 97 Colorado Blvd and 98 Harrison St are undeveloped
- 4 plex multi-unit at 51 Colorado Blvd
- 55-65 S Colorado Blvd. - Vacant multi-unit and vacant commercial use
- 4 plex multi-unit residential at 101 S. Colorado Blvd.

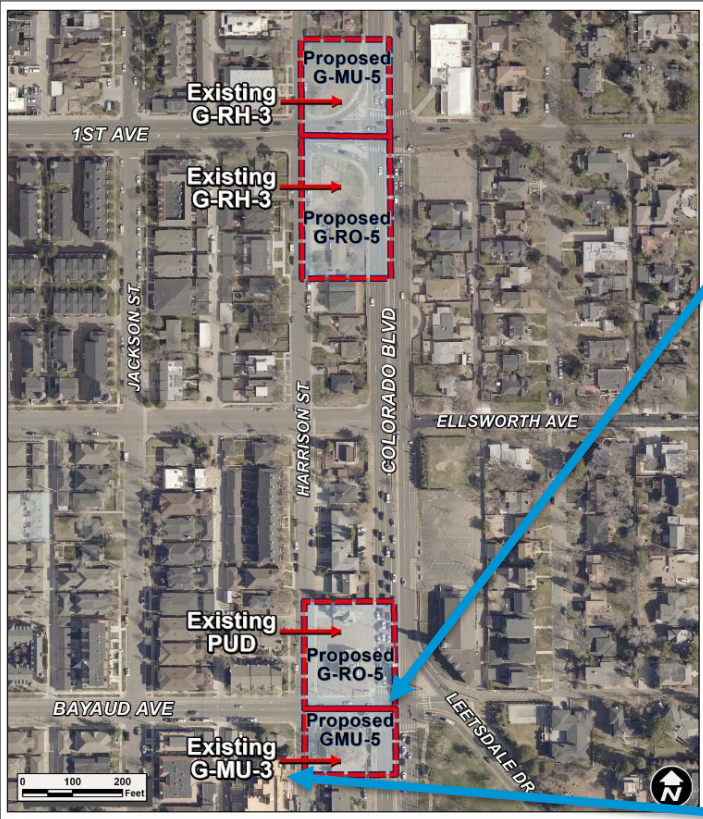
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Voluntary Affordable Housing Agreement

Minimum of 10% of all units will be income-restricted units (IRU) for a period of 60 years.

- 100% of the IRU's will be a minimum of two-bedroom units, with sizes matching the distribution of sizes of the market rate units.
- If the units are for-rent:
 - 50% of the rental IRU's will be restricted to 60% Area Median Income (AMI) or less.
 - 50% of the rental IRU's will be restricted to 80% Area Median Income (AMI) or less.
- If the units are for-sale:
 - 50% of the for-sale IRU's will be restricted to 100% Area Median Income (AMI) or less.
 - 50% of the for-sale IRU's will be restricted to 80% Area Median Income (AMI) or less.

Under the build alternative, if the project contemplated in connection with the rezoning were all residential, 4 income-restricted units would be required. In this case, the voluntary affordable housing commitment of 10% is approximately 17 income-restricted units.

Process

- Informational Notice of Application Submittal: 1/6/20
- Planning Board Notice Posted: 7/21/20
- Planning Board Public Hearing: 8/5/20
- LUTI Committee: 8/18/20
- City Council Public Hearing (tentative): 9/28/20

Public Outreach

- RNOs
 - Cherry Creek North Neighborhood Association
 - Cherry Creek East Neighborhood Association
 - Cranmer Park/Hilltop Civic Association
 - Private Good Neighbor Agreements recorded between Owner and CCNNA and CCENA.
- Public Comments
 - 5 letters in support of rezoning
 - 4 letters in opposition

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*
- *Cherry Creek Area Plan (2012)*
- *The Boulevard Plan (1991)*
- *Housing an Inclusive Denver (2018)*

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

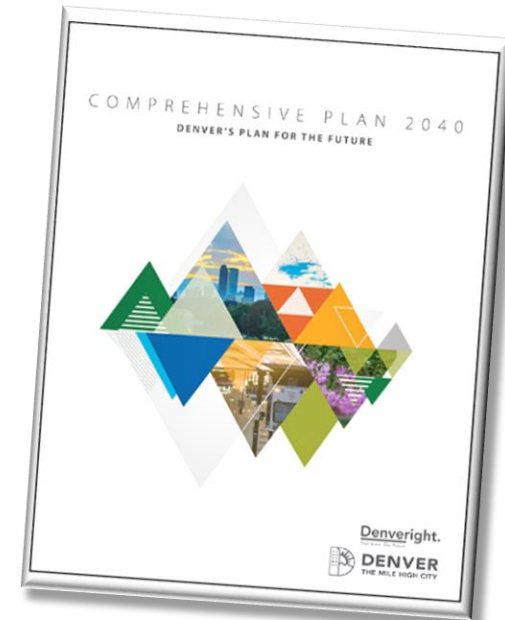
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040 - Equity

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

Equitable, Affordable and Inclusive Goal 2 Strategy D – *Increase the development of senior-friendly and family friendly housing, including units with multiple bedrooms in multi-family developments (p. 28).*

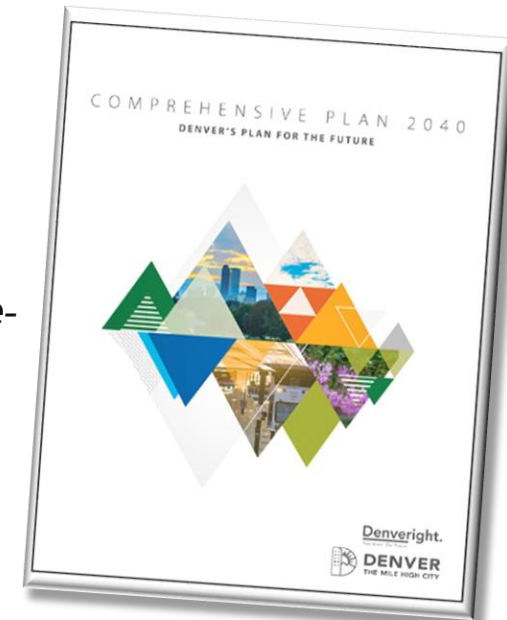
Equitable, Affordable and Inclusive Goal 3 Strategy B – *Use land use regulations to encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).*



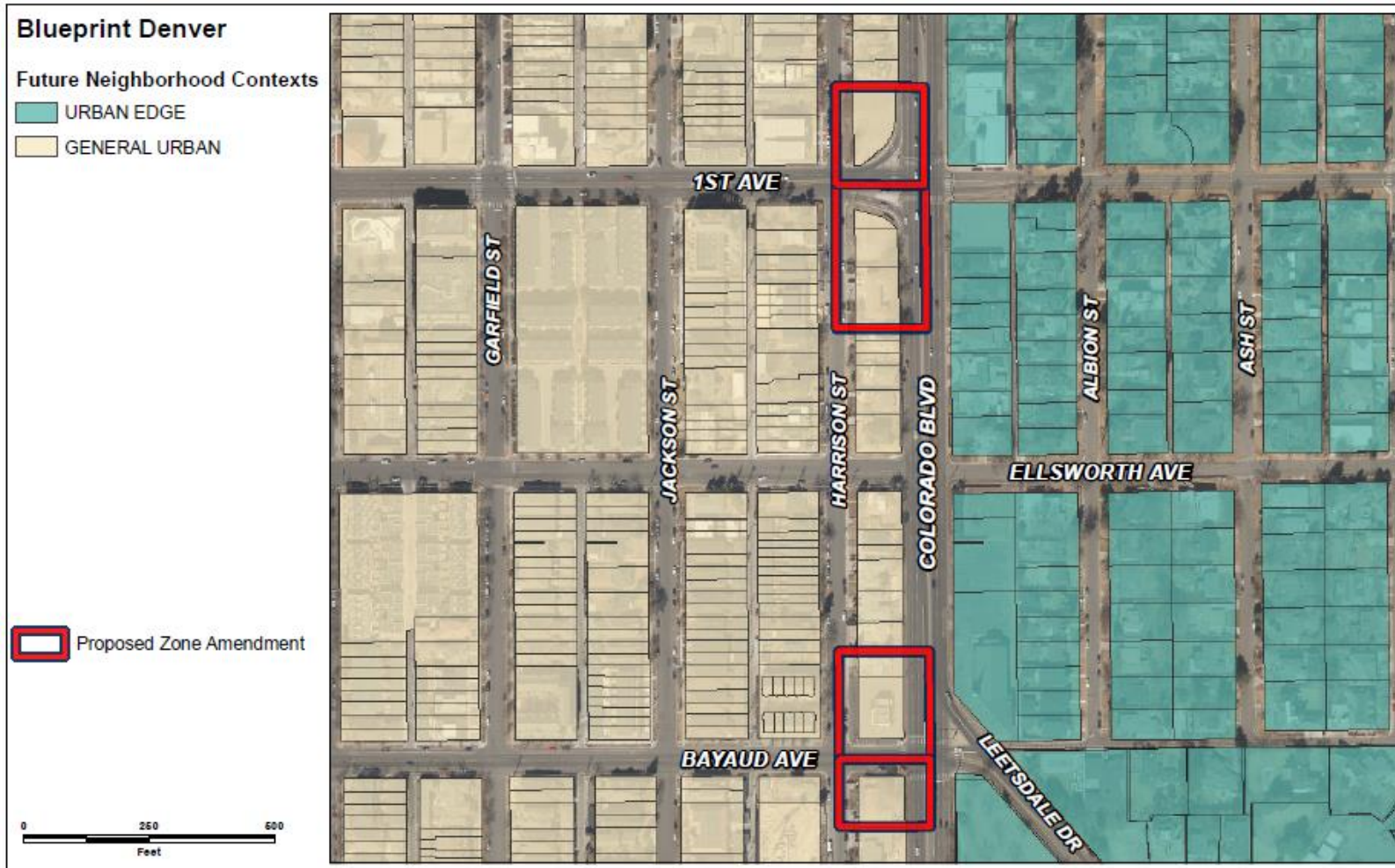
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040 – Climate

- **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).*
- **Environmentally Resilient Goal 9, Strategy B** – *Improve Denver’s air by reducing the use of single-occupancy vehicles, advancing renewable energy sources, expanding the use of transit, promoting innovative and alternative technologies and supporting mixed-use, walkable neighborhoods (p.54).*



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- Requested G-R0-5 and G-MU-5 zone districts are within the General Urban context.

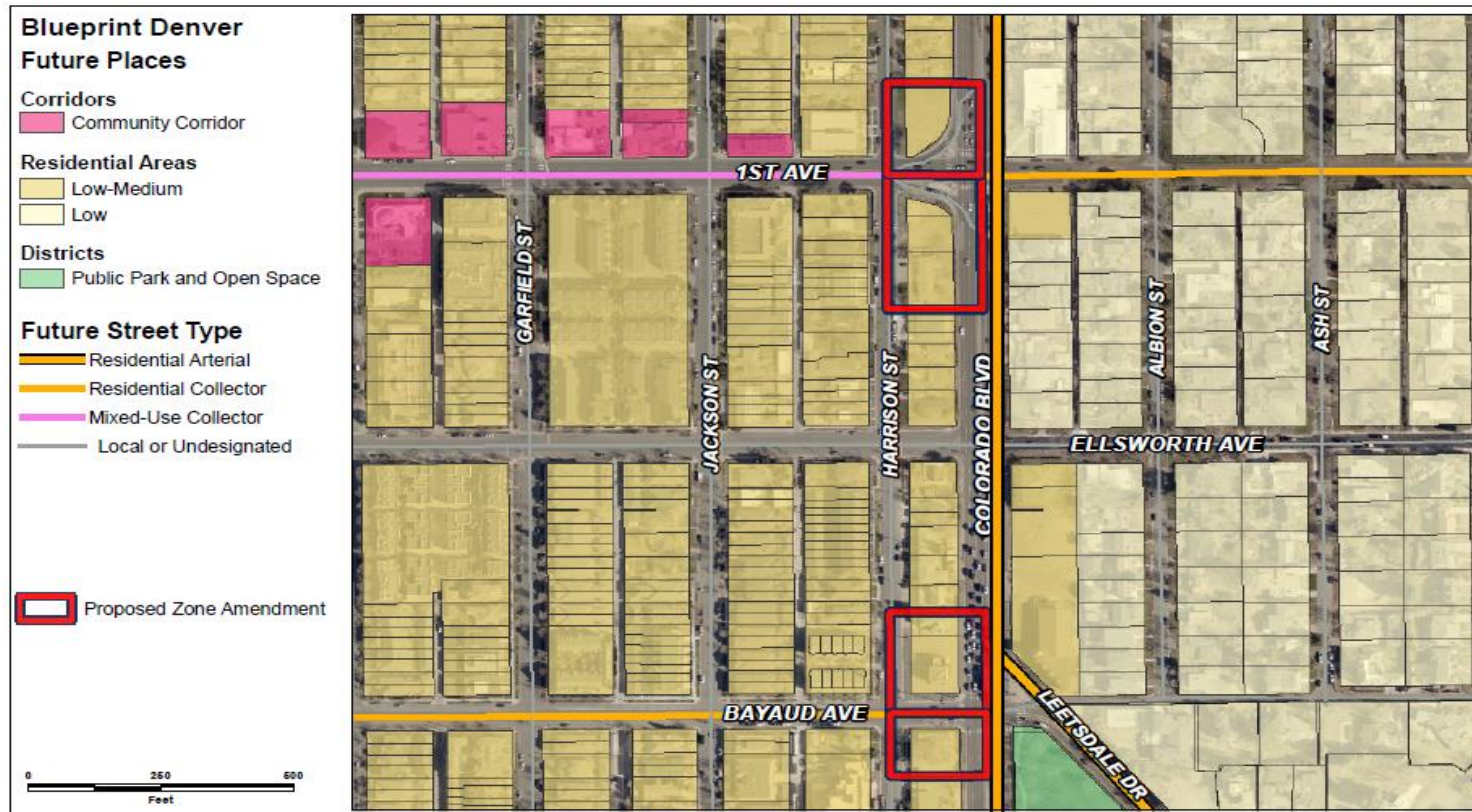
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- **Low Medium Residential Area place**
 - Primarily residential, mix of housing types
 - Limited commercial, particularly at intersections.
 - Heights generally up to 3 stories (p.246)
- Plan heights are intended for a general sense of scale, not to set exact maximums (p.66)
- Additional factors to consider in conjunction with heights (p. 66)
 - Community benefits like affordable housing
 - Adjacency to transit

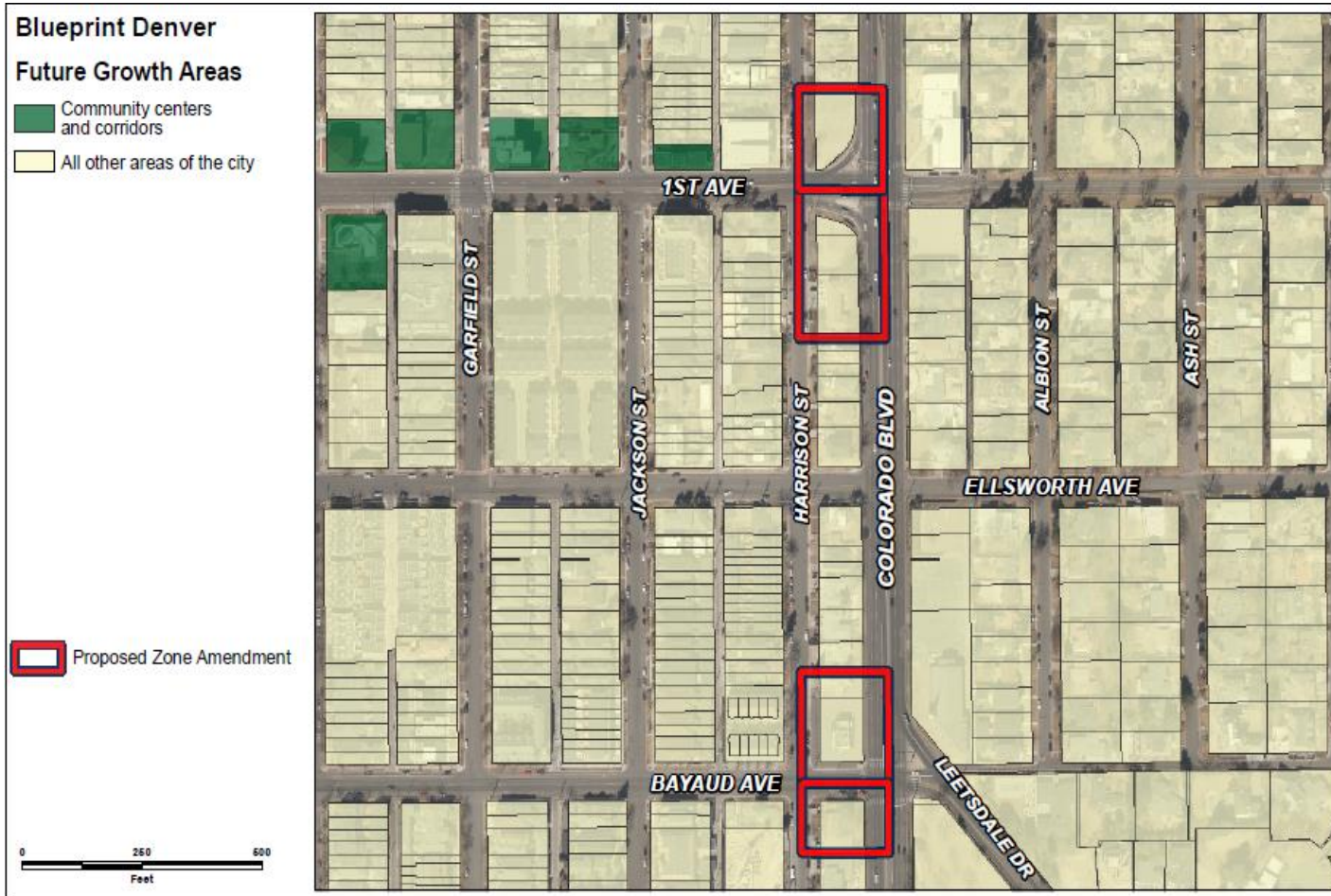
Review Criteria: Consistency with Adopted Plans



Blueprint Denver Street Types

- Colorado Blvd: Residential Arterial
- 1st Ave.: Mixed-Use Collector
- Bayaud Ave: Residential Collector

Review Criteria: Consistency with Adopted Plans



Blueprint Denver - Growth Strategy

- “All other areas” anticipated to see 20% of new housing growth and 10% of employment growth across the city.
- The rezoning request will allow for some growth where it will help complement the existing character of the surrounding area

Review Criteria: Consistency with Adopted Plans

Blueprint Strategies

Land Use and Built Form: General Policy 2, Strategy C – *Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit rich areas (p. 72).*

Land Use and Built Form: General Policy 3, Strategy A – *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).*

Review Criteria: Consistency with Adopted Plans



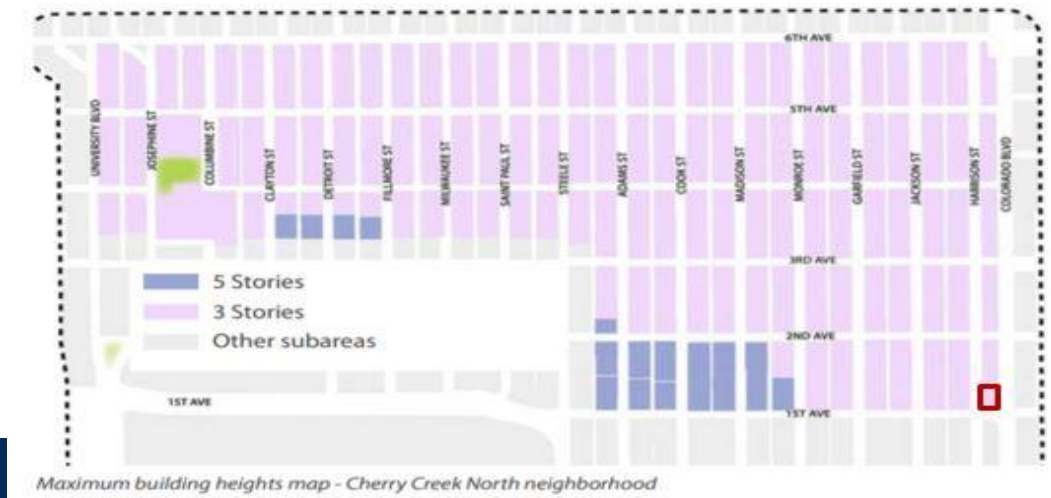
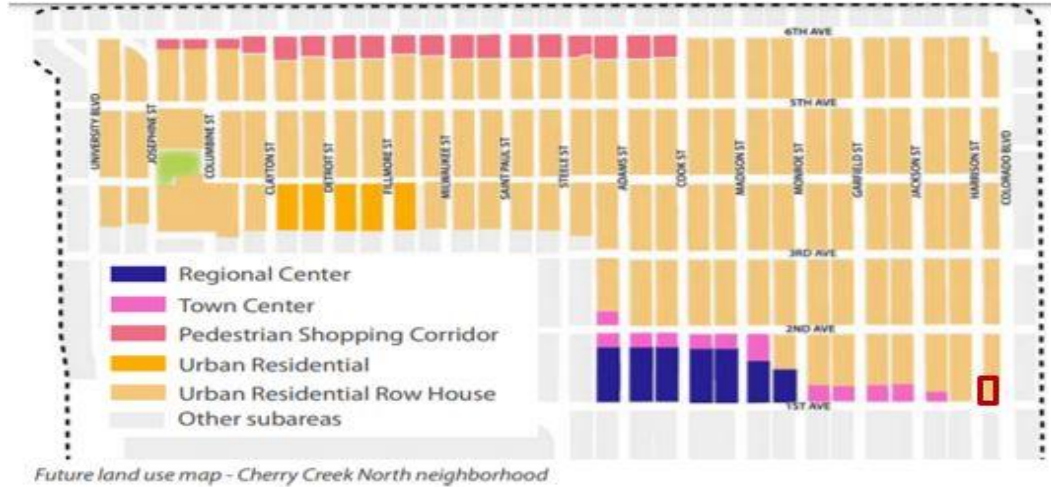
Cherry Creek Area Plan

- Subject sites are identified as “key development opportunities.” Updated land use and regulatory strategies are needed in these areas (p. 48).
- “Prioritize improvements in the sidewalk network as development occurs” (p. 16).
 - Rezoning will enable redevelopment that will be required to install sidewalks along Colorado Blvd.



101 S. Colorado Blvd. - existing condition along Colorado Blvd. frontage

Review Criteria: Consistency with Adopted Plans



Cherry Creek Area Plan – Cherry Creek North Subarea

- 101 Colorado Blvd.
- “Urban Residential Row House” future land use, 3 stories maximum recommendation (p. 68).
- G-MU-5 requested
- Requested district allows for a mix of housing types, plan does not an exclusive list of housing types.
- Redevelopment will respect predominant urban form of detached sidewalks, block sensitive setbacks, etc. ensuring compatibility of additional height.

Review Criteria: Consistency with Adopted Plans



Future land use map - Cherry Creek East neighborhood

- Regional Center
- Town Center
- Urban Residential
- Other subareas



Maximum building heights map - Cherry Creek East neighborhood

- 12 Stories
- 8 Stories
- 5 Stories
- 3 Stories
- Other subareas

Cherry Creek Area Plan – Cherry Creek East Subarea

- “urban residential” future land use, 3 stories maximum (p. 72)
- Urban Residential as “supporting a variety of housing types including low and mid-rise multifamily, row houses, duplex, single family and accessory dwelling units
- 5 story height districts request can be balanced with other recommendations in the plan and protected district standards.

Review Criteria: Consistency with Adopted Plans

Cherry Creek Area Plan – Recommendations

- **Address development challenges of Harrison St.** “Properties on the **east side of Harrison** have seen a continued lack of private investment. Existing buildings have deteriorated, and vacant lots remain undeveloped. Challenges include adjacency with the heavily travelled Colorado Boulevard and its parkway setbacks, parcel depth, and access. Though there *is a desire for change along Harrison to spark private investment*, multiple property owners with varied goals, *narrow block depth, lack of sidewalks*, and high traffic volumes are all challenges” (p.71)
- **Encourage private reinvestment along perimeter streets.** Encourage the redevelopment of the **existing vacant lots** at the corner of 1st and Colorado. (p. 72)
- **Rezone PUDs.** As opportunities arise with new development or property owner interest, property owners and neighborhood representatives will work together with the City to determine an appropriate Denver Zoning Code district that serves to implement this plan. (p. 73)

Review Criteria: Consistency with Adopted Plans

The Boulevard Plan (1991)

- Vision of S. Colorado Blvd. as a “regionally distinct transportation, business and residential corridor accommodating a wide range of development types and sizes which serve the shopping, business and entertainment needs of nearby residents, as well as providing destination opportunities for a wider community” (p. 3)
- Continue mix of uses along Colorado Blvd. (p.29)
- The requested rezoning enhances the mix of uses along Colorado Blvd. enabling some mixed use as well as multi-unit residential, supporting and diversifying the existing mixture of housing and employment options.

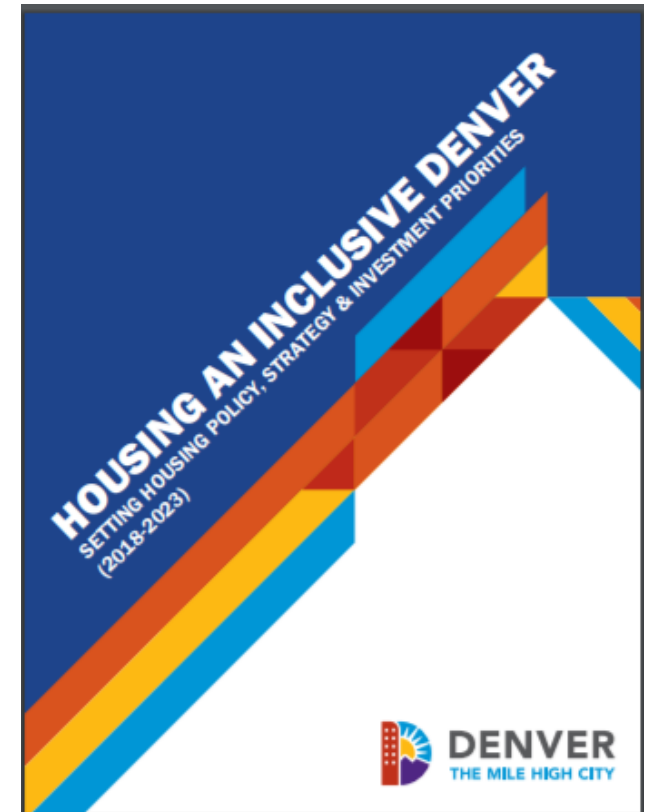
Review Criteria: Consistency with Adopted Plans

Housing an Inclusive Denver (2018)

Provides guidance and strategies for the city to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6).

“Promote development of new affordable, mixed-income and mixed-use rental housing” (p. 83).

Voluntary affordable housing agreement has been finalized between the Applicant and the City.



Review Criteria

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Rezoning will enable development that will increase connectivity, improve access and safety, and improve walkability.

Review Criteria: Justifying Circumstances

Denver Zoning Code Review Criteria

Justifying Circumstances

- Application argues that changing conditions of increased transportation usage of Colorado Blvd., increased need for affordable housing the rezoning is justified.
- Changing conditions in the area with increased development in the area and the Cherry Creek neighborhood over the past 10 years.
- 55 and 65 S. Colorado Blvd. are currently zoned FC 59 PUD

5

Review Criteria: Consistency with Neighborhood Context, Purpose and Intent



- General Urban Neighborhood Context
- G-MU-5 zone district intent: “a multi-unit district allowing urban house, duplex, garden court, town house and apartment primary building forms. The tallest building form has a maximum height of five stories” (DZC Sec. 6.2.2.2.C)
- G-RO-5 zone district intent is “a multi-unit and office district allowing urban house, duplex, row house, town house and apartment building forms. The tallest building form has a maximum height of 5 stories” (DZC Sec. 6.2.2.2.H)

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