



2420 W. 14th Ave.

Request: from C-MX-5 to C-MX-8

City Council Public Hearing, 8/4/2025

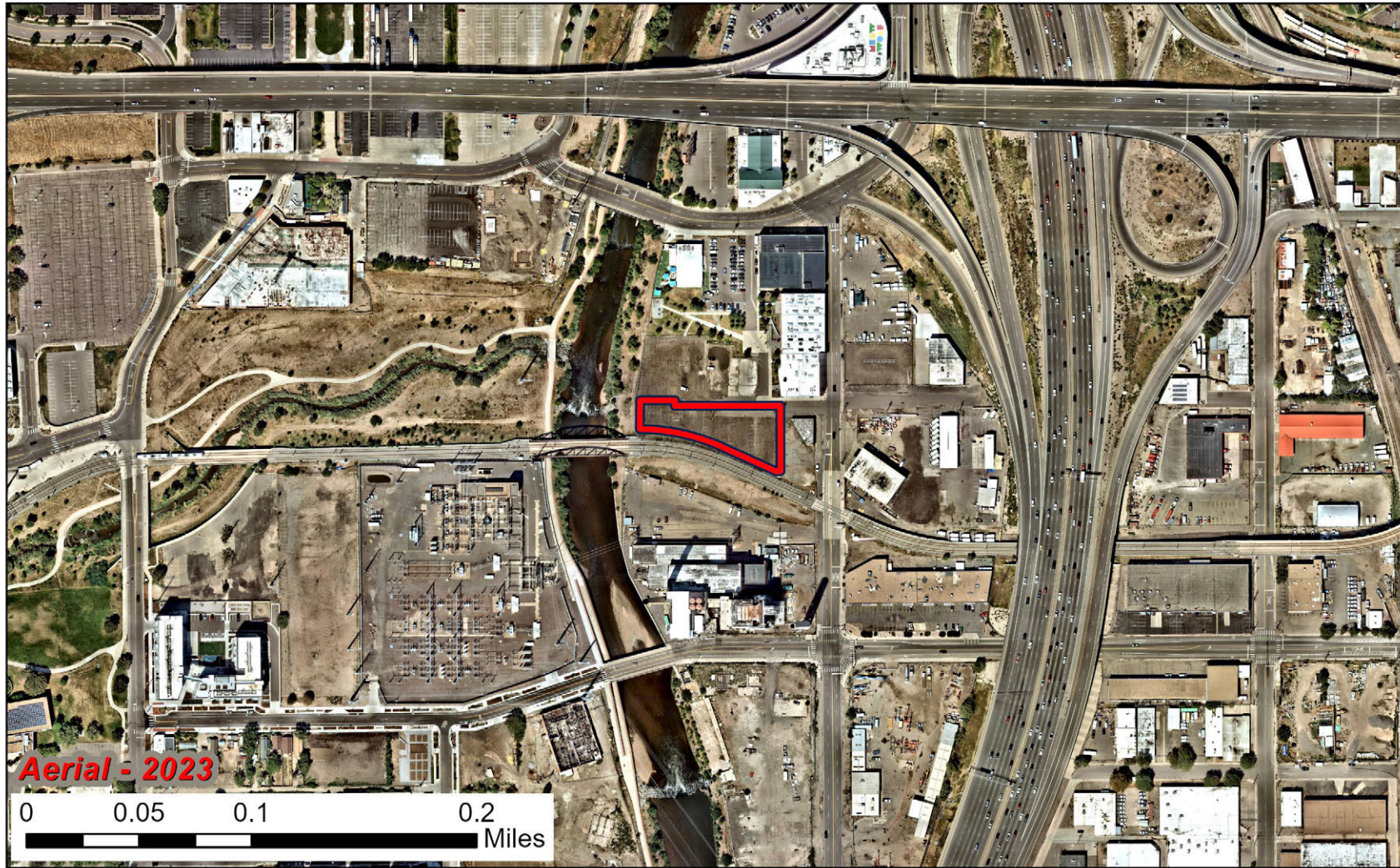
Case Manager: Fritz Clauson, AICP

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation



Request: from C-MX-5 to C-MX-8



- Property:
 - ~0.88 acres
 - Surface parking
- Reason: align zoning across the site
- Overall property has split zoning between C-MX-8 on the north and C-MX-5 on the south. Southern portion was previously RTD property

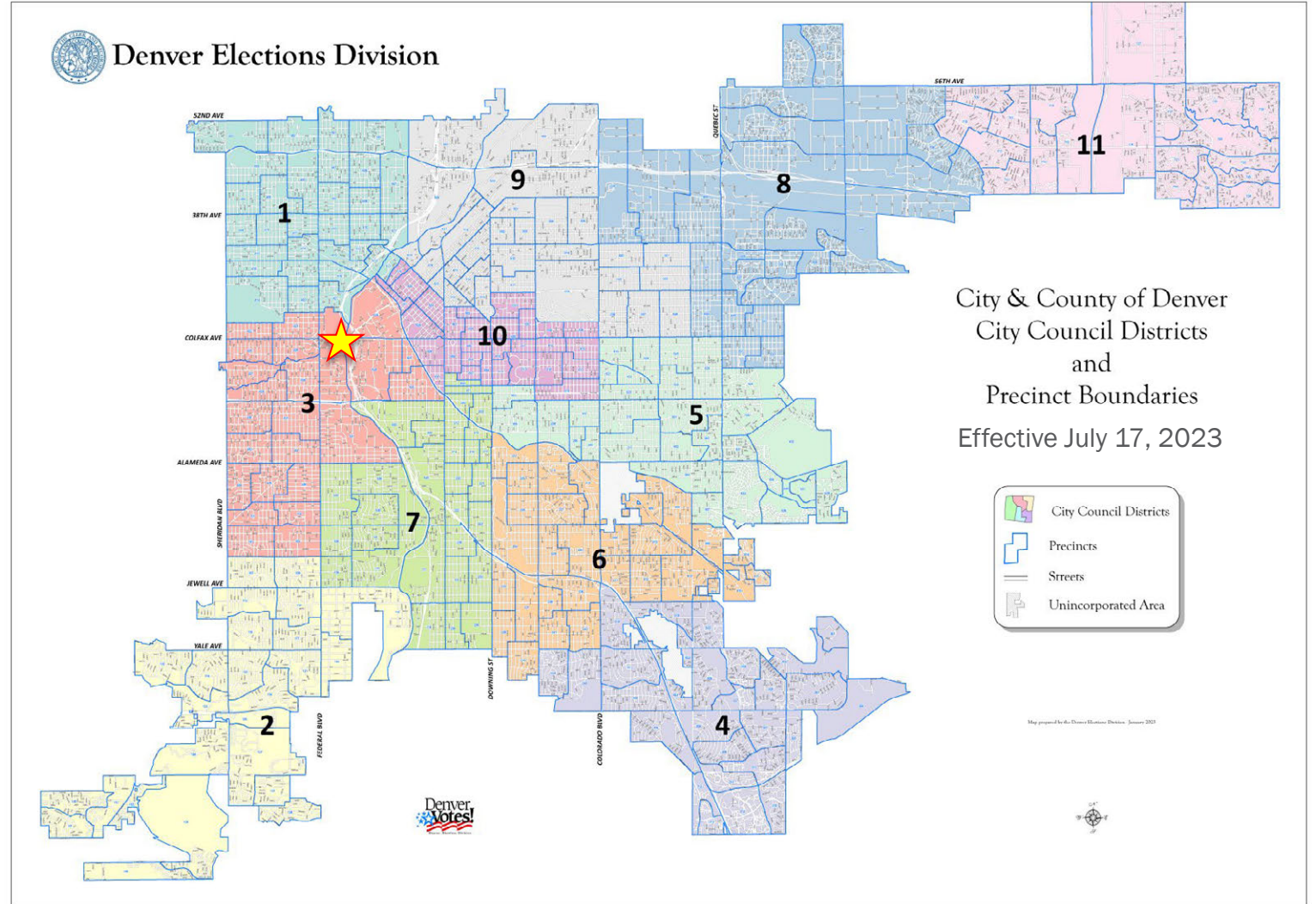
Agenda

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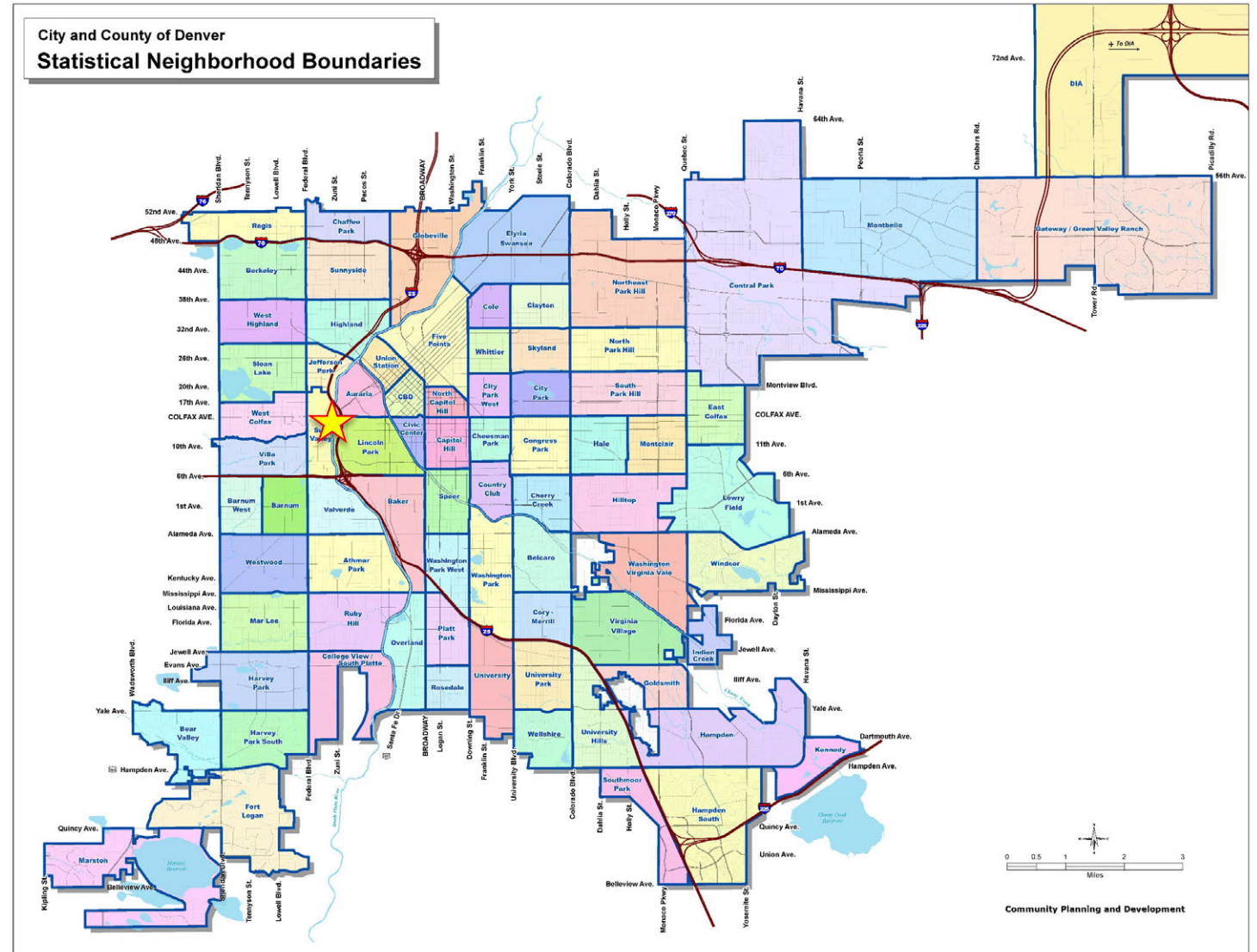
Location

Council District 3 - Council Member Jamie Torres



Location

Statistical Neighborhood: La Alma/Lincoln Park

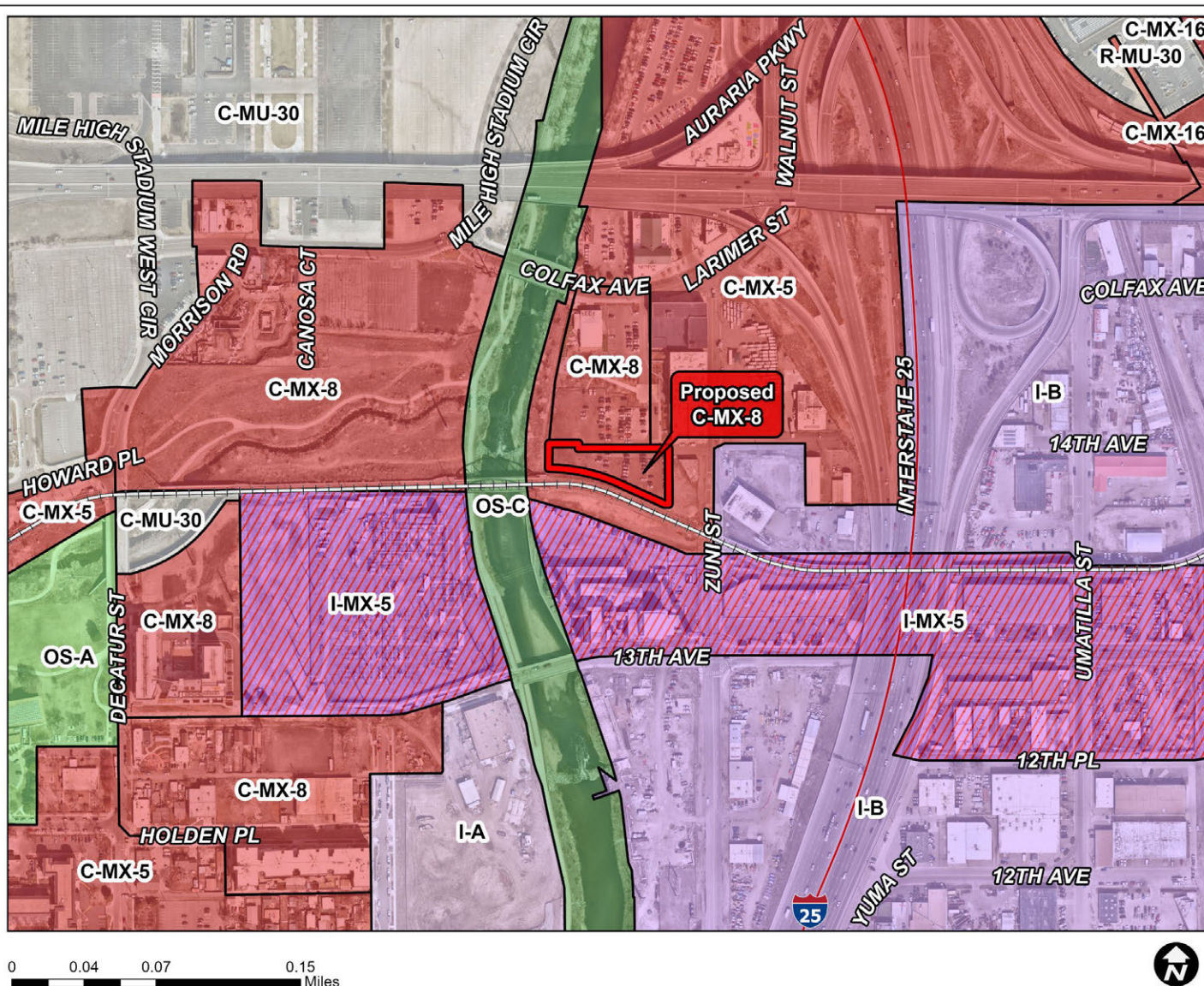


Existing Zoning – C-MX-5

Existing Zoning

-  Former Chapter 59 Zone
-  Industrial - General (I-B)
-  Industrial - Light (I-A)
-  Industrial - Mixed Use (I-MX, M-IMX)
-  Mixed Use (MX, M-GMX)
-  Open Space - Conservation (OS-C)
-  Open Space - Public Parks (OS-A)

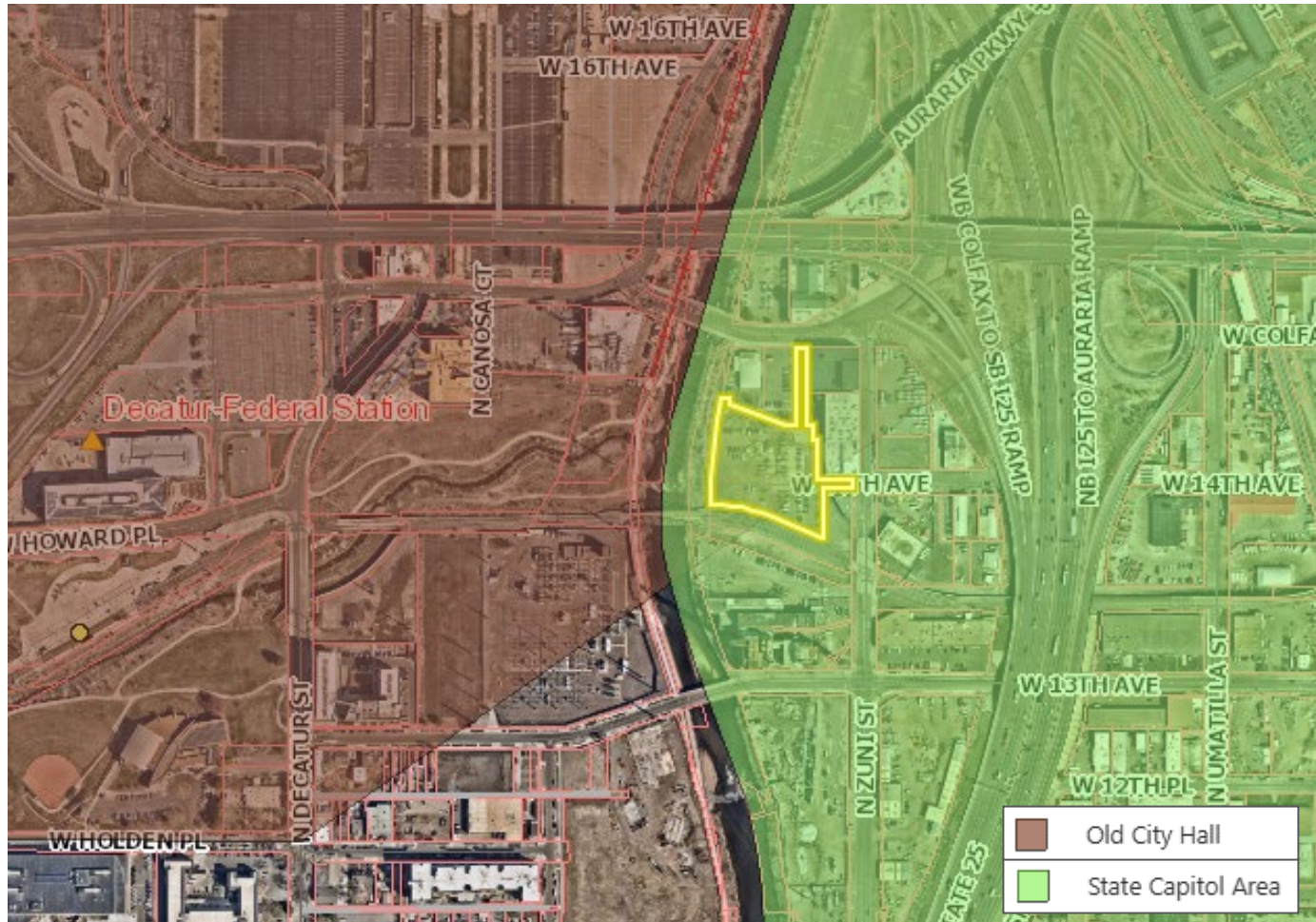
 **Proposed Zone Amendment**



Proximity to:

- C-MX-8
- OS-C
- I-MX-5, UO-2
- I-B, UO-2

Existing Context – View Plane



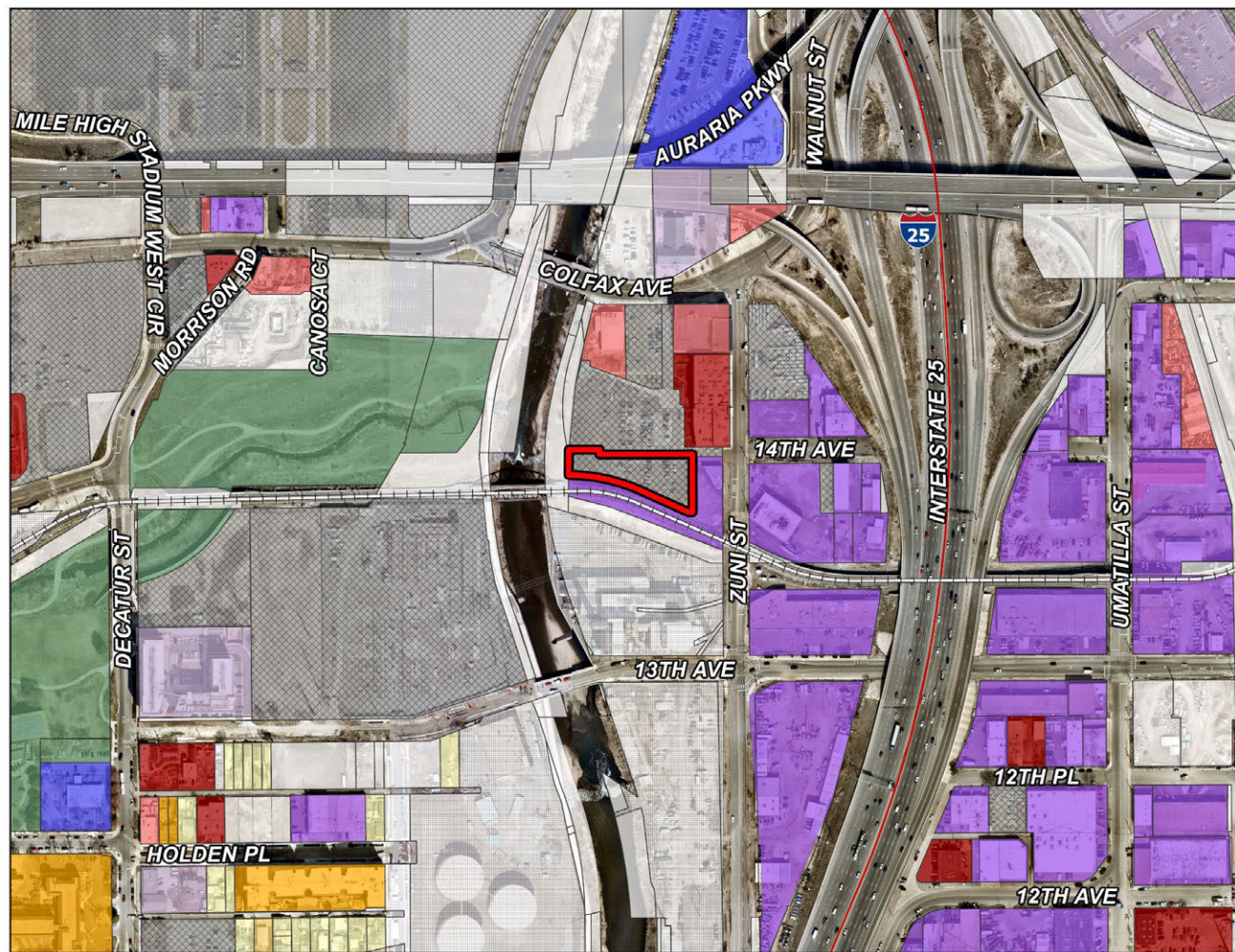
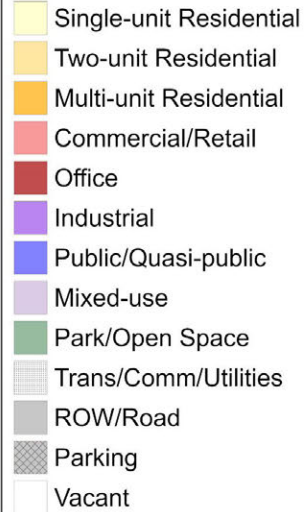
Maximum Allowable Building Height \approx

- Old City Hall – 115 feet
- State Capitol – 149 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives

Existing Context – Land Use

Existing Land Use



 Proposed Zone Amendment

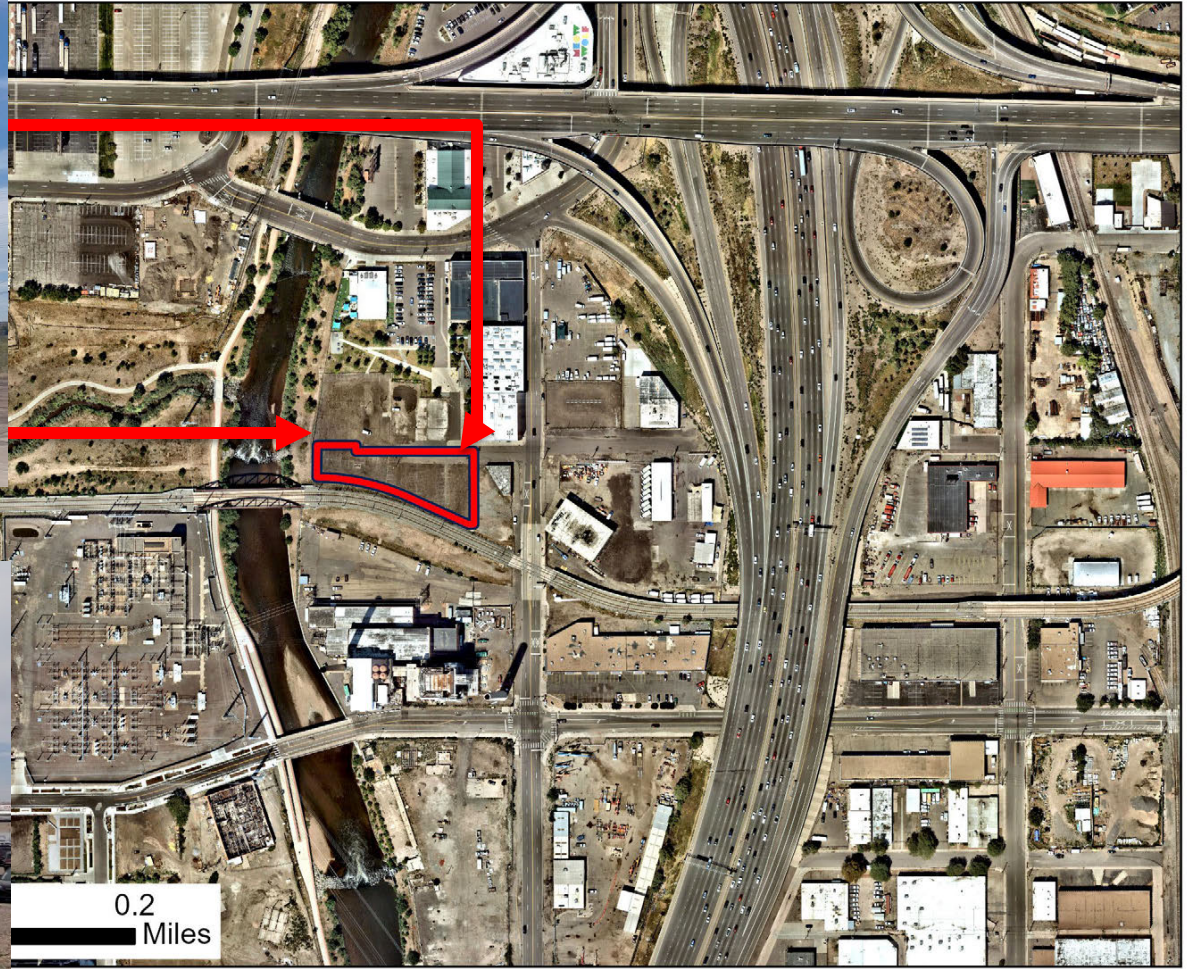
Parking

Adjacent to:

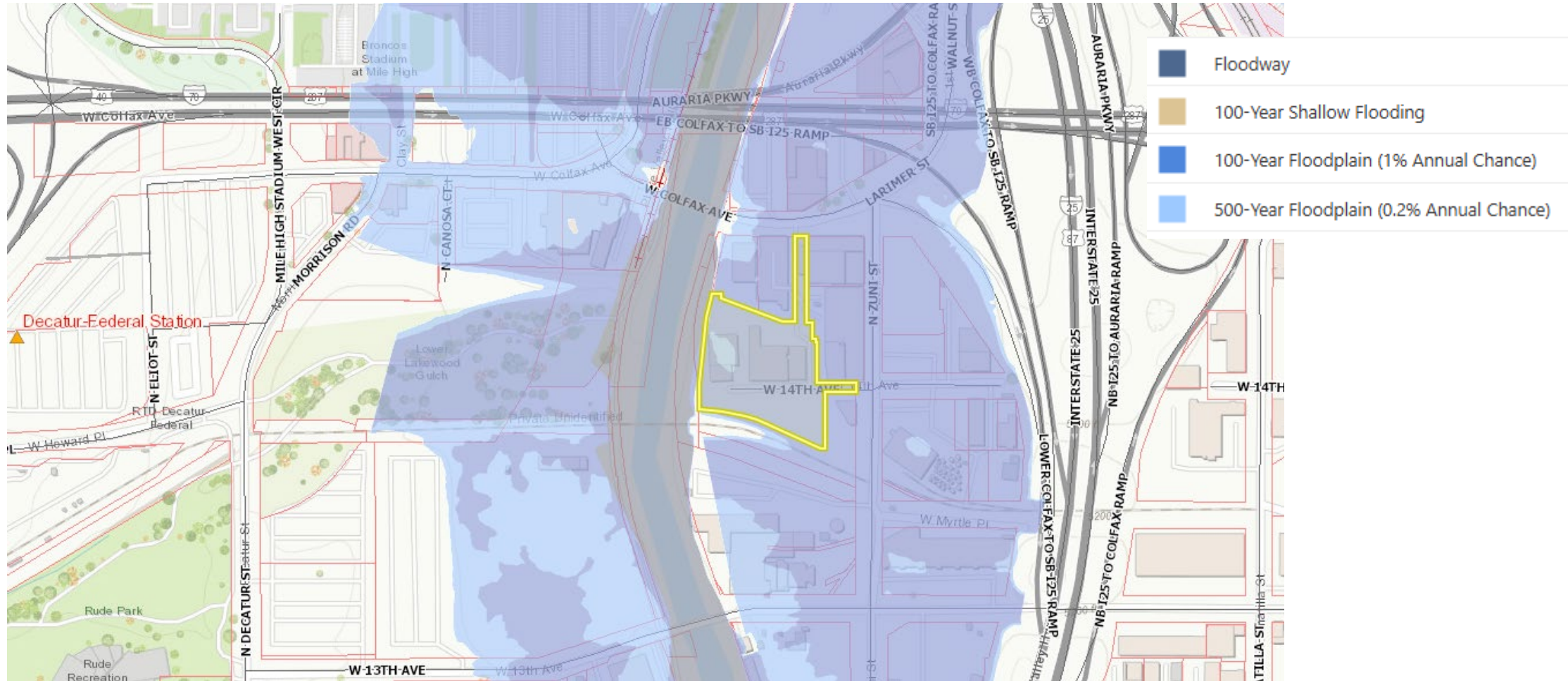
- Commercial/Retail
- Office
- Industrial



Existing Context – Building Form/Scale



Existing Context – Flood Plain



Existing Zoning: C-MX-5

Urban Center (C-) Neighborhood Context Zone Districts		Building Forms															
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Cherry Creek General	Cherry Creek General - Small Lot on South Side of 3rd Ave	Cherry Creek Open Space	Cherry Creek Open Space - Small Lot on South Side of 3rd Ave	Shopfront
Max Number of Primary Structures per Zone Lot		No Maximum															
Residential Mixed Use (RX)	C-RX-5, -8, -12							■				■					
Mixed Use (MX)	C-MX-3, -5, -8, -12, -16, -20							■		□	□	■					■
Main Street (MS)	C-MS-5, -8, -12							■		□	□						■
Cherry Creek North (CCN)	C-CCN-3, -4, -5												■	■	■	■	
	C-CCN-7, -8, -12												■		■		

■ = Allowed □ = Allowed subject to geographic limitations

Affordable Housing Agreement

- 12% of total dwelling units income-restricted at 60% or less AMI
- 99-year covenant
- Agreement covers full STEAM on the Platte property

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Process

- Informational Notice: 3/25/2025
- Planning Board Notice: 5/19/2025
- Planning Board Public Hearing: 6/4/2025
- South Platte River Committee: 6/25/2025
- **City Council Public Hearing: 8/4/2025**

Public Comments

- Registered Neighborhood Organizations
 - Denver INC
 - La Alma / Lincoln Park Neighborhood Association
 - Sun Valley Community Coalition
- 2 letters in support from La Alma / Lincoln Park Neighborhood Association and Sun Valley Community Coalition
- No comments from members of the public received to date

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Map Amendment Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

See *DZC 12.4.10.7*

Review Criteria

12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

A. Consistency with Adopted Plans

The proposed official map amendment is consistent with the City's adopted plans

1. Community Need Exception

The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.

B. Public Interest

The proposed official map amendment is in the public interest.

C. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.

Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Decatur-Federal Station Area Plan*
- *La Alma/Lincoln Park Neighborhood Plan*

2. Public Interest

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

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).
- 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).

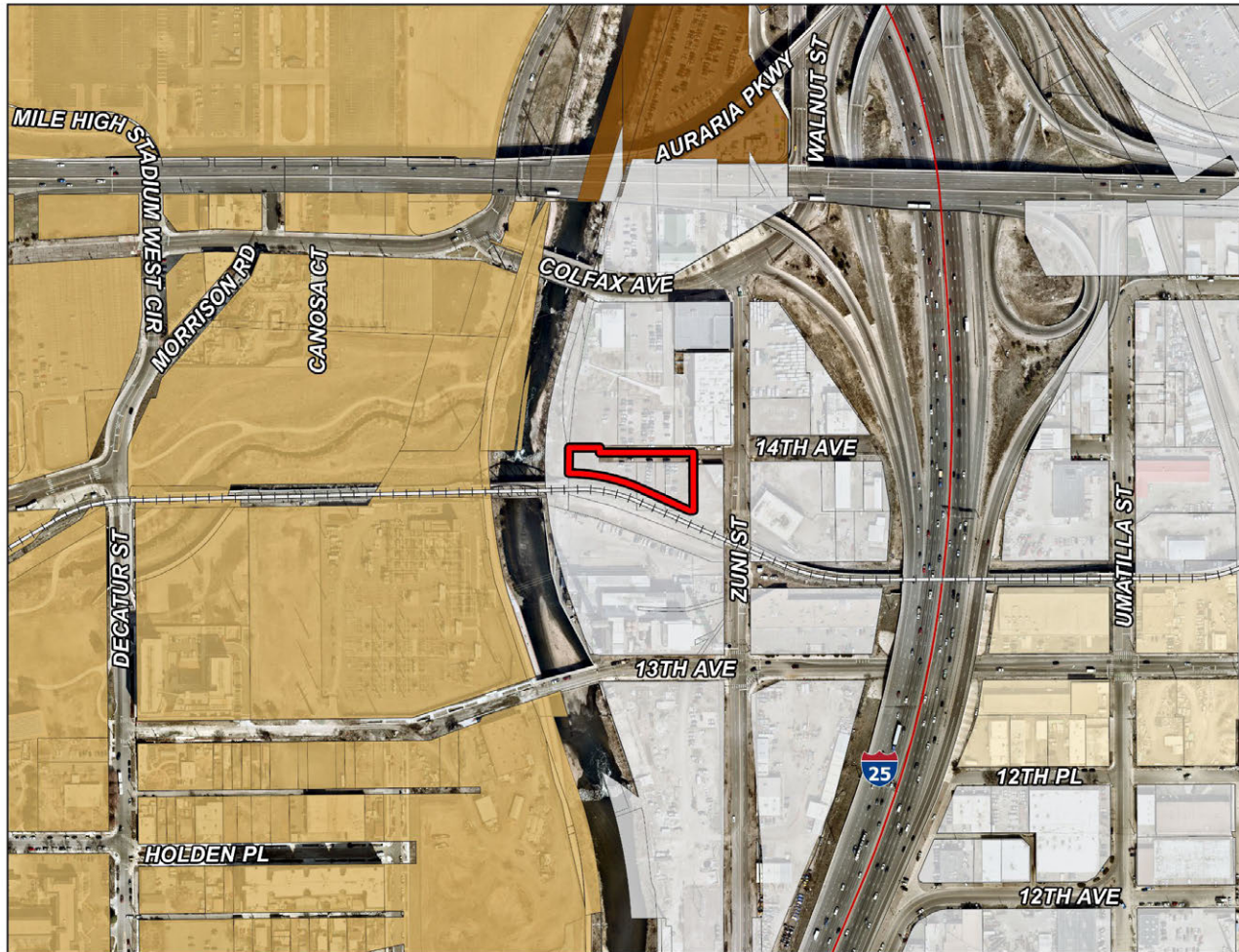


Blueprint Denver

Blueprint Denver

Future Neighborhood
Context

- GENERAL URBAN
- URBAN CENTER
- DOWNTOWN
- SPECIAL DISTRICT



 Proposed Zone
Amendment

Districts

Districts are places with a specifically designed purpose, such as educational campuses or industrial areas. Although they have a strong primary purpose, [These places can also be mixed-use and offer a diverse range of amenities and complementary services to support the district's primary function.](#)

Blueprint Denver

Blueprint Denver

Future Streets

- Industrial Collector
- Mixed Use Arterial
- Mixed Use Collector
- Local or Undesignated

Future Places

Centers

- Community Center
- Regional Center

Corridors

- Community Corridor

Residential Areas

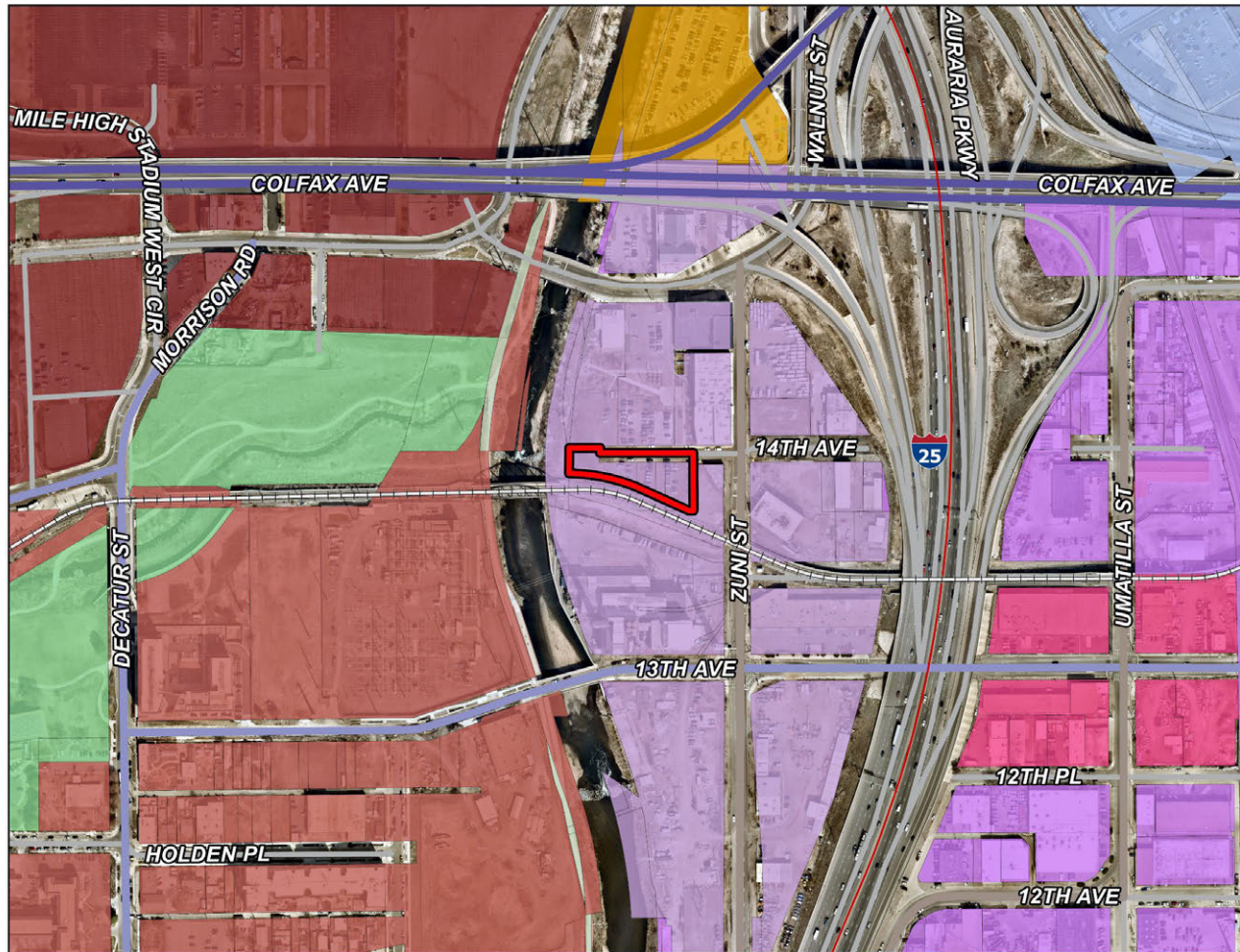
- High

Districts

- Campus
- Value Manufacturing
- Innovation/Flex
- Other Park and Open Space
- Public Park and Open Space



Proposed Zone Amendment



Innovation/Flex

Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related offices uses are found in these areas.

Residential uses are compatible. Multi-tenant buildings, often with office uses in the front and manufacturing in the back, are common. Buildings should orient to the street and contain pedestrian friendly features such as street level transparency. Building scale varies greatly and can be dependent upon the surrounding context and character.

Blueprint Denver

Blueprint Denver

Growth Strategy

Regional centers

Community centers and corridors

High and high-med residential areas in D and UC contexts

Districts

All other areas of the city

Proposed Zone Amendment



0 0.04 0.07 0.15 Miles



Denver in 2040

Total Projections
Population: 849,000
Jobs: 720,000

2017-2040 Growth Projections
Population: 189,000
Jobs: 136,000

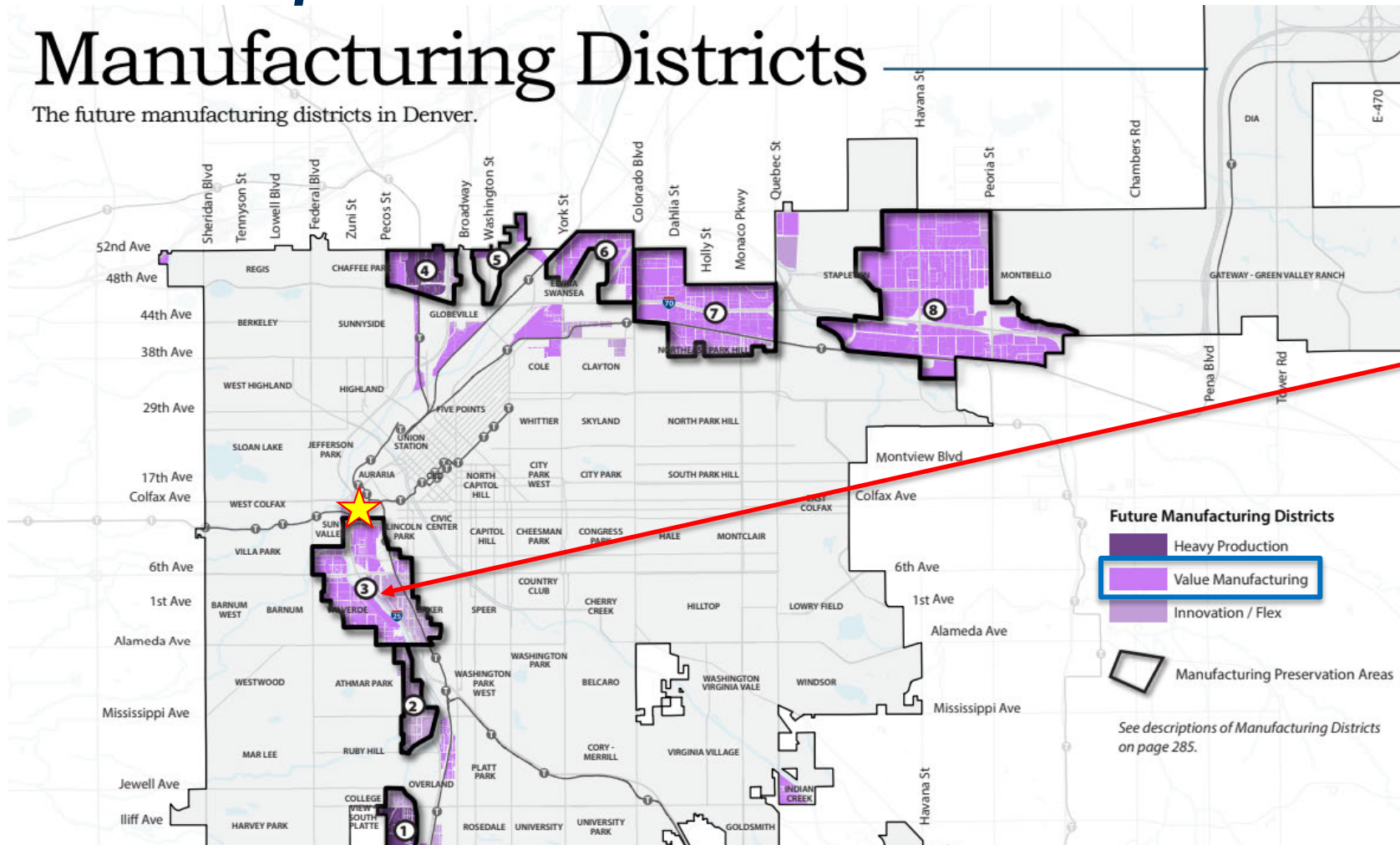
Future Growth Areas



Blueprint Denver

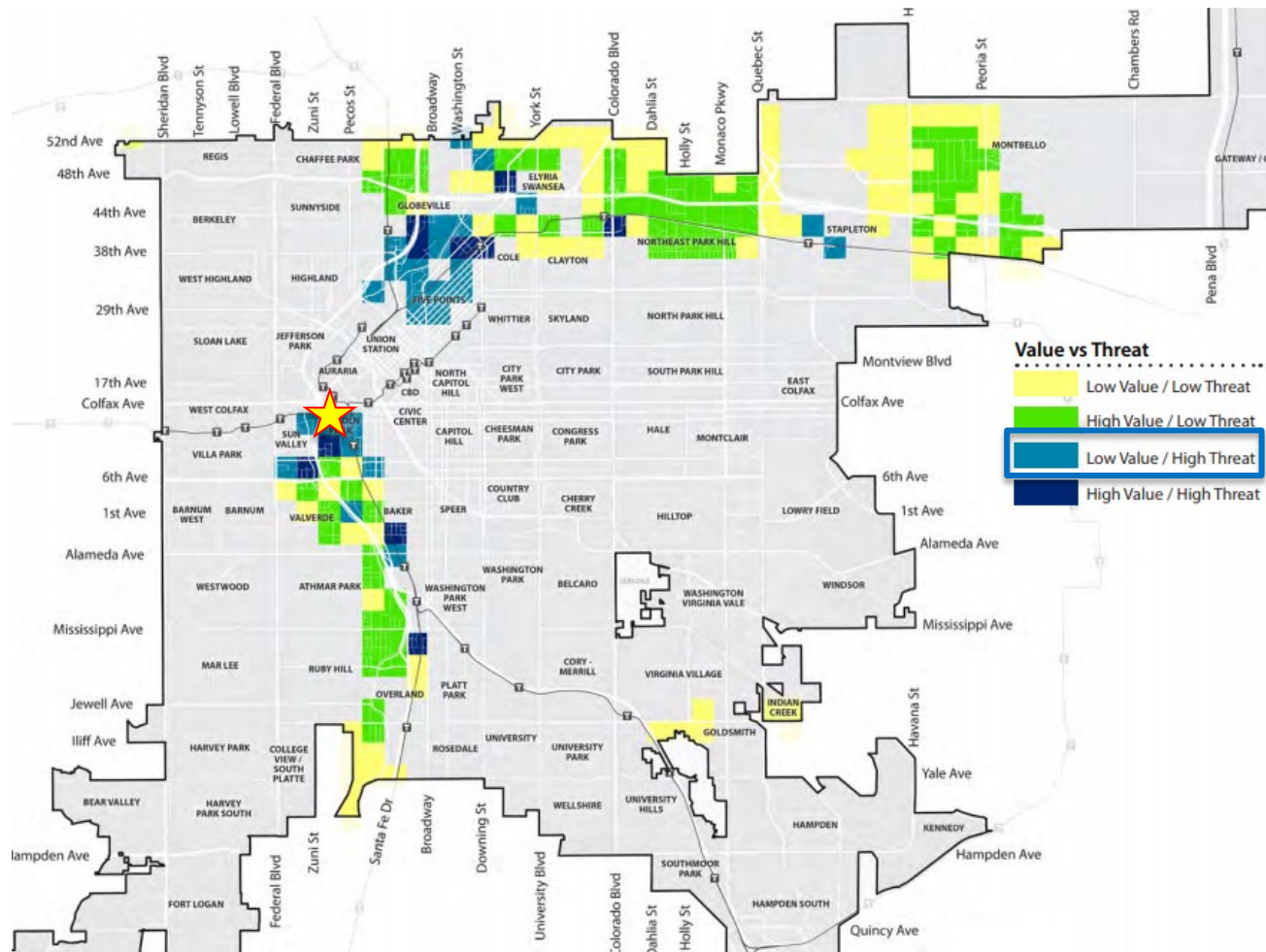
Manufacturing Districts

The future manufacturing districts in Denver.



3. Sun Valley: A district with both innovation/flex and value manufacturing bisected by the consolidated main line freight corridor and I-25 in the Sun Valley, Valverde, Lincoln Park and Baker neighborhoods.

Blueprint Denver



The Importance of Manufacturing Districts in Denver
Some industrial areas of the city face considerable growth pressures as Denver's close-in neighborhoods revitalize and the demand for multi-unit residential development increases. The Blueprint Denver process included an industrial land use study to gauge the value, demand and market pressures of industrial districts. The study evaluated which existing districts should be either preserved for industrial uses or allowed to convert to other uses.

Areas with low value and high threat are “convert” areas and can change to other uses

Blueprint pg. 287

Equity Analysis

What is Equity?

- Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive.
- Where there is equity, a person's identity does not determine their outcome.
- New development projects can improve equity in the surrounding area through providing access to open space, access to and the mix of jobs, and housing choices. Each rezoning and/or Large Development Review (LDR) proposal provides an opportunity to understand how one project can improve, or at least not increase, existing inequities.



Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



EQUITY ANALYSIS

ACCESS TO OPPORTUNITY



Life Expectancy



Healthcare



High School Degree



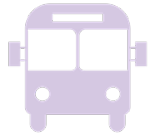
Child Obesity



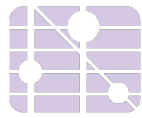
Public Parks



Grocery Stores

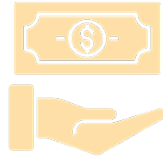


Public Transit



Centers and Corridors

VULNERABILITY TO DISPLACEMENT



Median Household
Income



Percent Renter Occupied

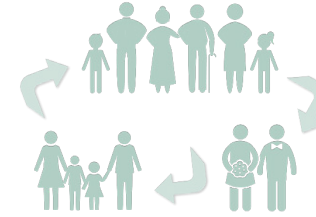


Educational Attainment
(College Degree)

HOUSING DIVERSITY



Diversity in
Housing Costs



Bedroom Counts
in Homes



Missing Middle
Housing



of Income
Restricted Units



Mix of Rented and
Owned Homes

JOB DIVERSITY



Retail Jobs



Manufacturing Jobs

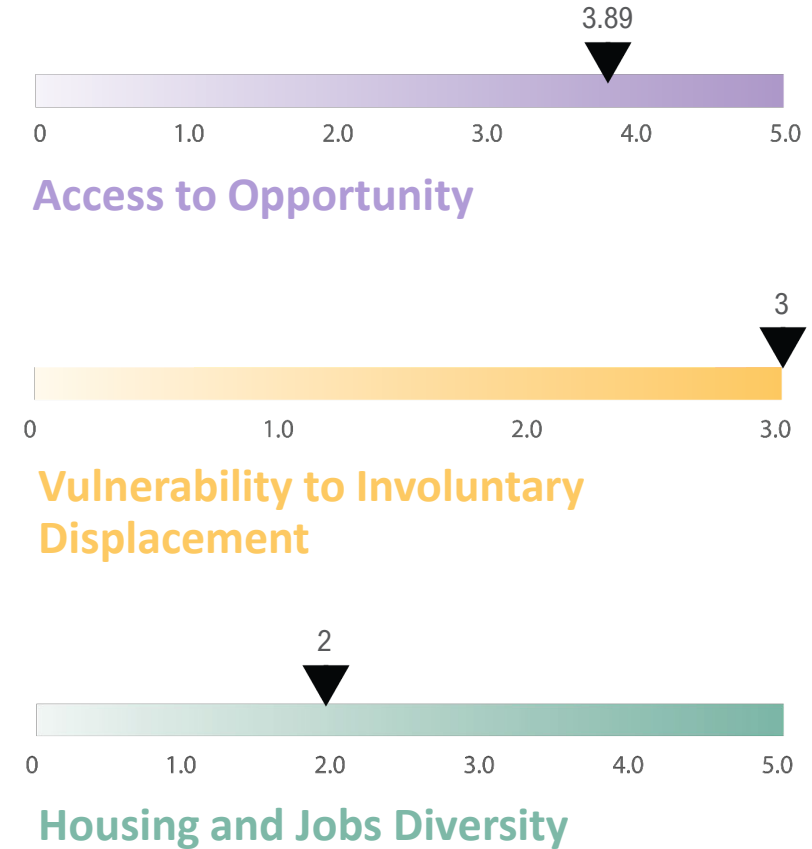


Innovation Jobs

Equity Analysis

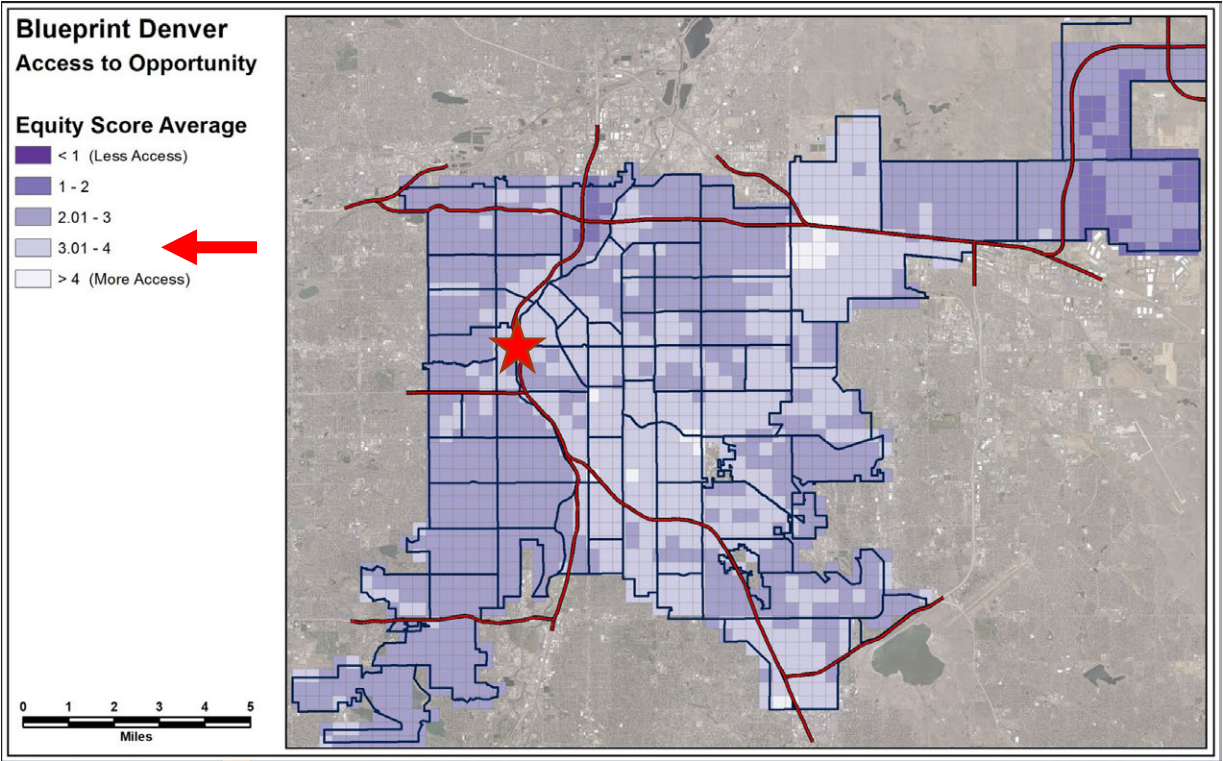
What Does an Analysis Tell Us?

- How a site scores for the three concepts
- What key issues or needs are present (i.e. low-scoring measures), combined with plan direction and community input
- Potential options for improvements or actions to mitigate key issues or serve an identified need

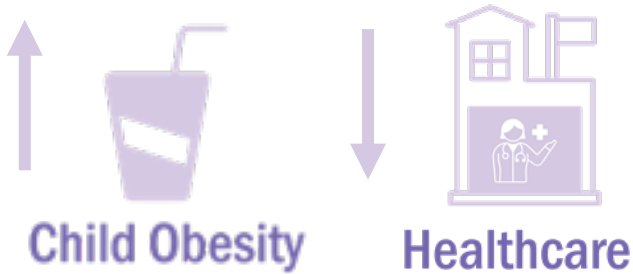


EQUITY ANALYSIS AT 2420 W. 14th Ave.

ACCESS TO OPPORTUNITY



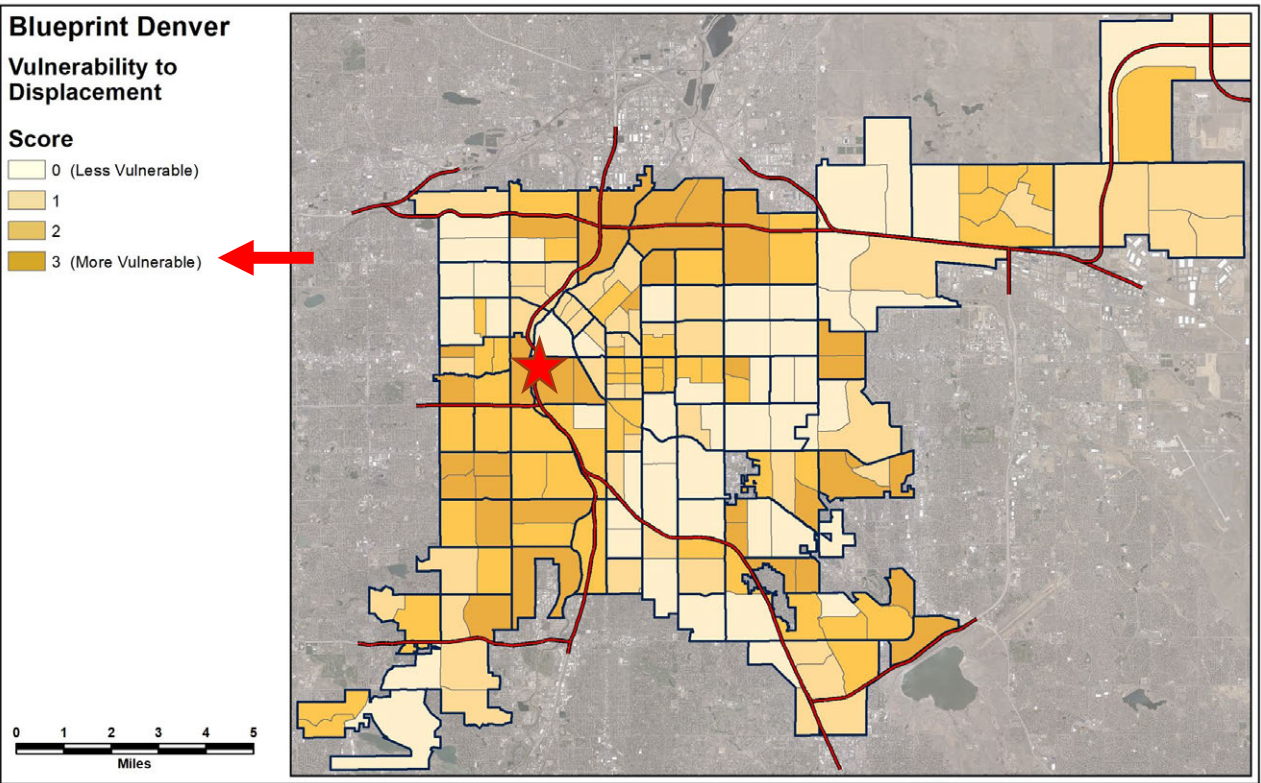
FACTORS CONTRIBUTING TO LESS ACCESS TO OPPORTUNITY



AVERAGE SCORE OF 3.89 OUT OF 5.0

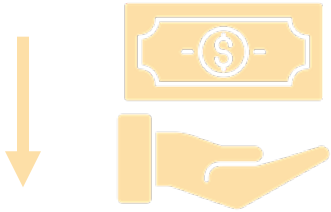
EQUITY ANALYSIS AT 2420 W. 14th Ave.

VULNERABILITY TO INVOLUNTARY DISPLACEMENT

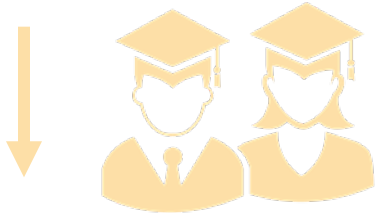


AVERAGE SCORE OF 3.0 OUT OF 3.0

FACTORS CONTRIBUTING TO HIGHER VULNERABILITY TO DISPLACEMENT



Median Household Income



**Educational Attainment
(College Degree)**



Percent Renter Occupied

EQUITY ANALYSIS AT 2420 W. 14th Ave.

VULNERABILITY TO INVOLUNTARY DISPLACEMENT

Vulnerability to Displacement includes supplemental data that highlight demographic changes and housing market conditions for an area. This helps us to better understand vulnerability to displacement, including how the demographics of an area have changed over time.

Vulnerability to Involuntary Displacement Supplemental Demographic Data

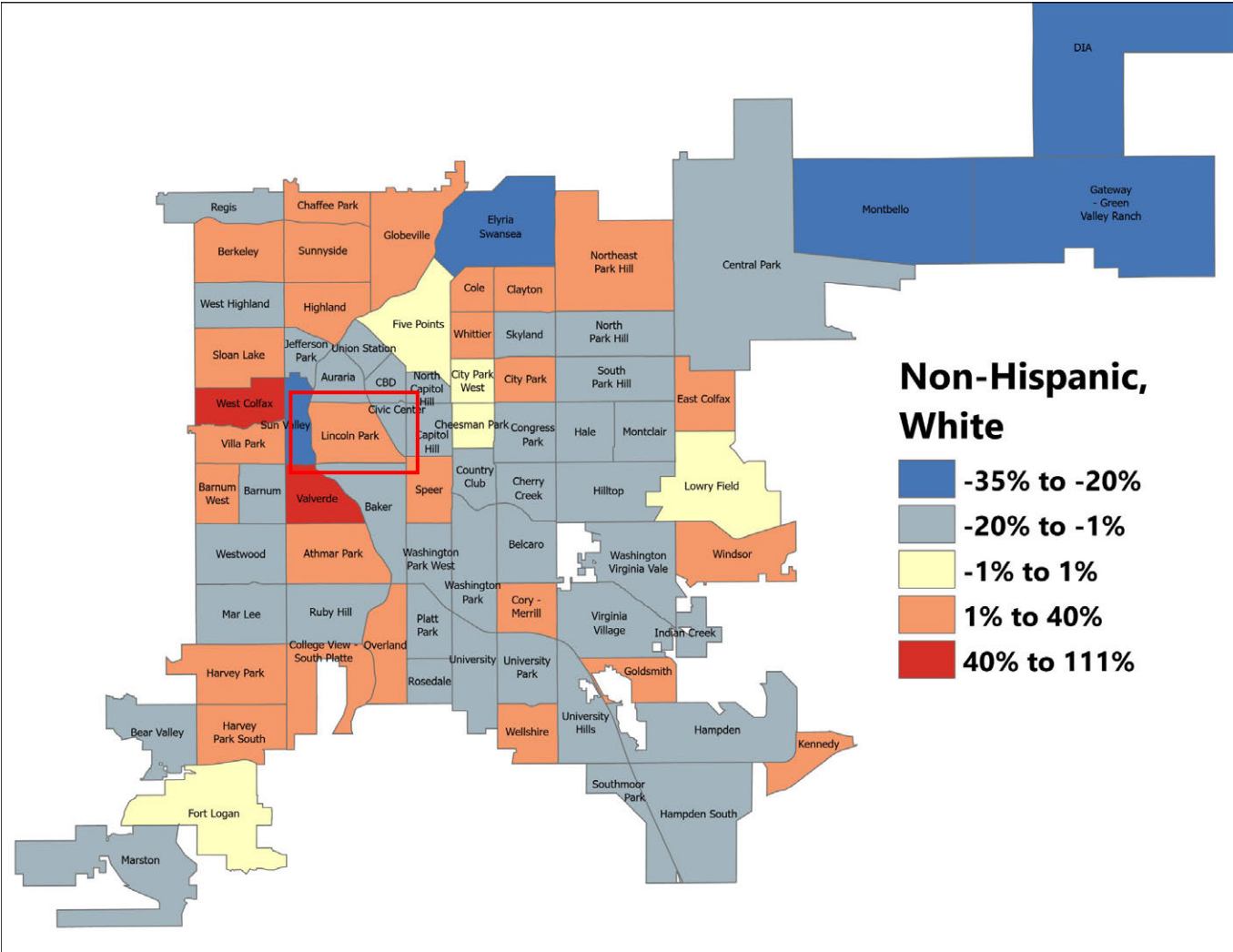
Racial Composition | 2022

Lincoln Park: 43% Non-Hispanic, White
Citywide: 54% Non-Hispanic, White

Racial Composition | 2018-2022 (% Change)

Lincoln Park: 12% ↑
Citywide: 0.20% ↑

Lincoln Park might be experiencing gentrification and displacement.



Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Median Household Income | 2022

Lincoln Park: \$61,874

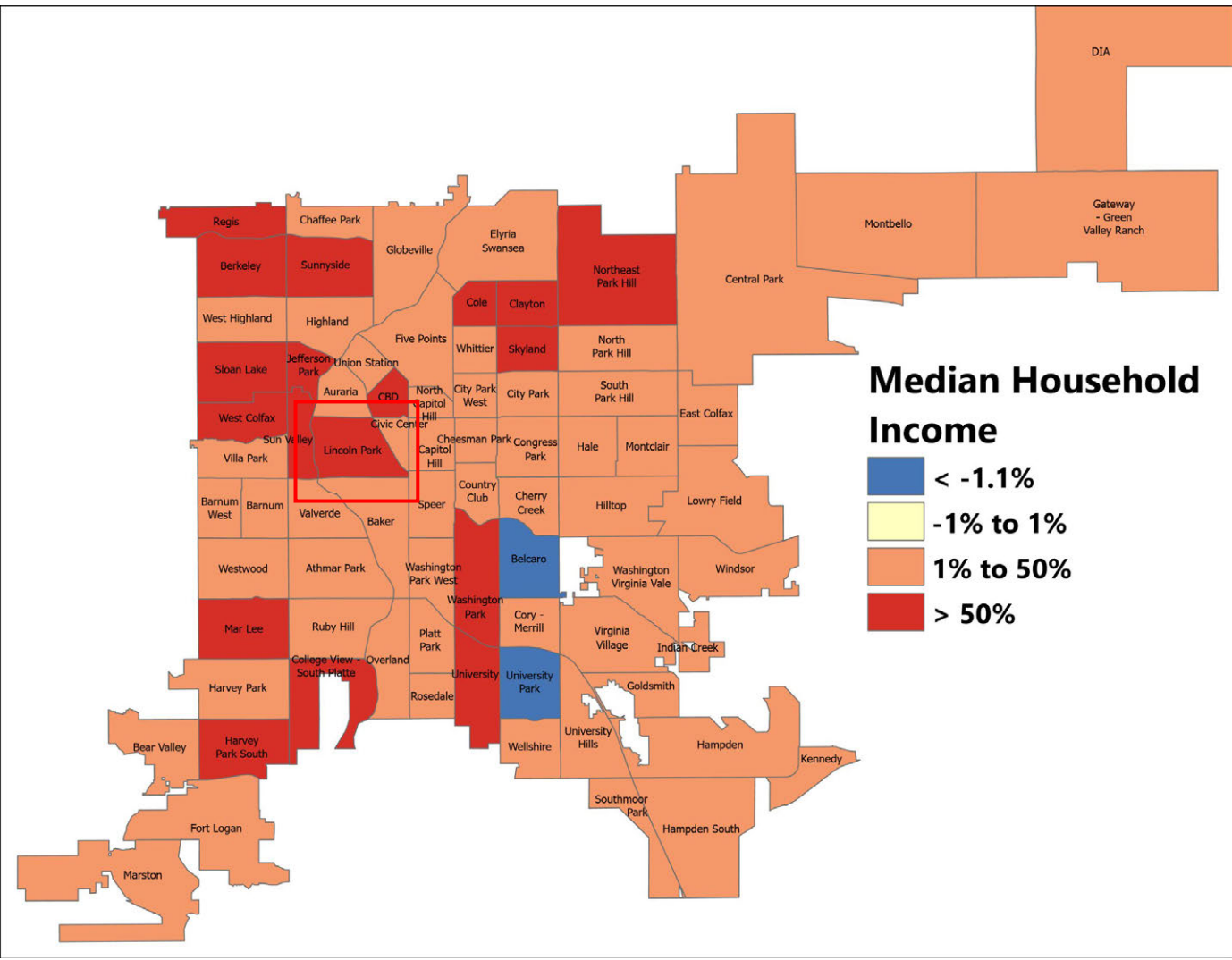
Citywide: \$85,853

 Median Household Income |
2018-2022 (% Change)

Lincoln Park: 84% ↑

Citywide: 35% ↑

Declining incomes, indicators
of increased vulnerability to
involuntary displacement.



Vulnerability to Involuntary Displacement Supplemental Demographic Data



Population Over the Age of 65 | 2022

Lincoln Park: 11%

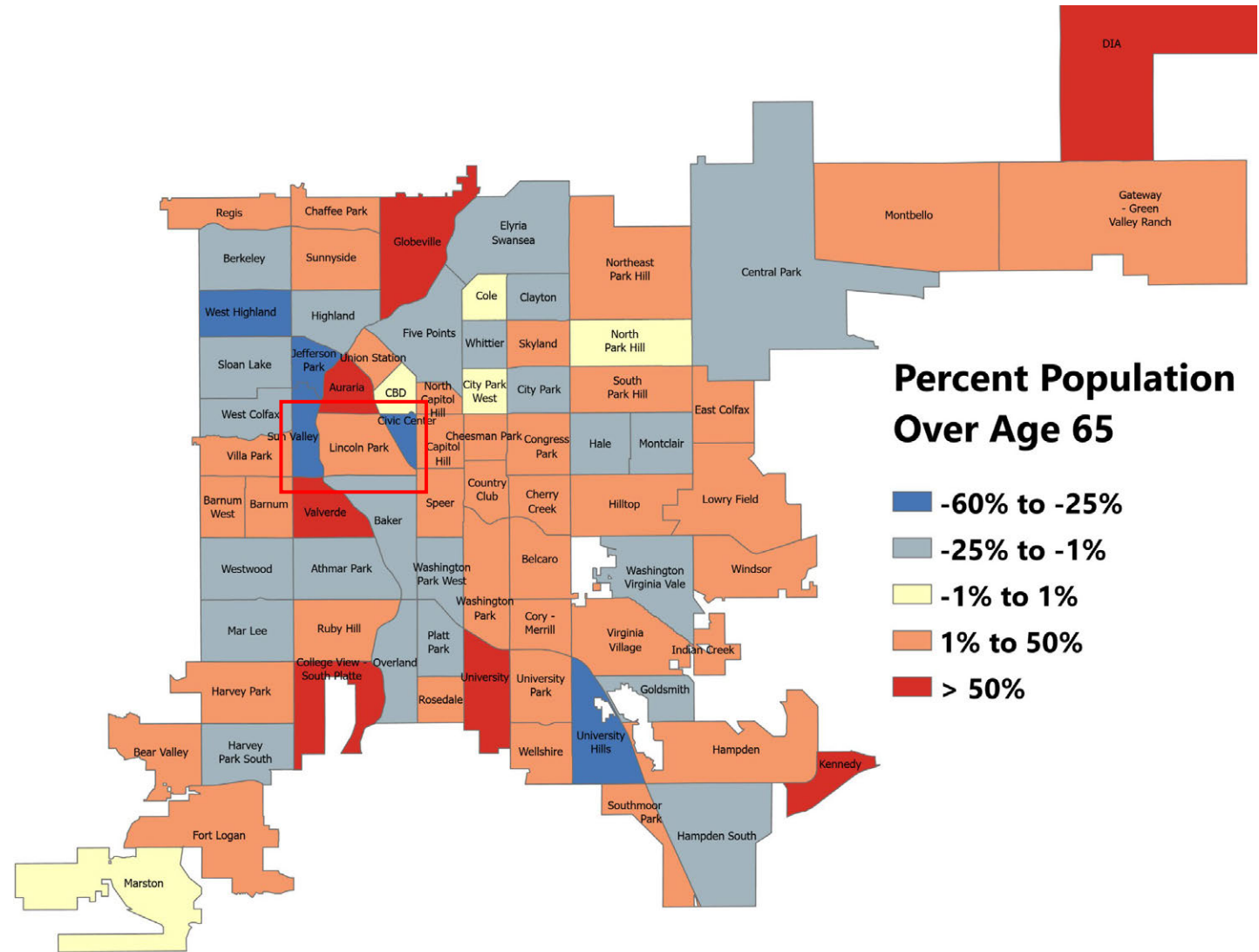
Citywide: 12%



Population Over the Age of 65 | 2018-2022 (% Change)

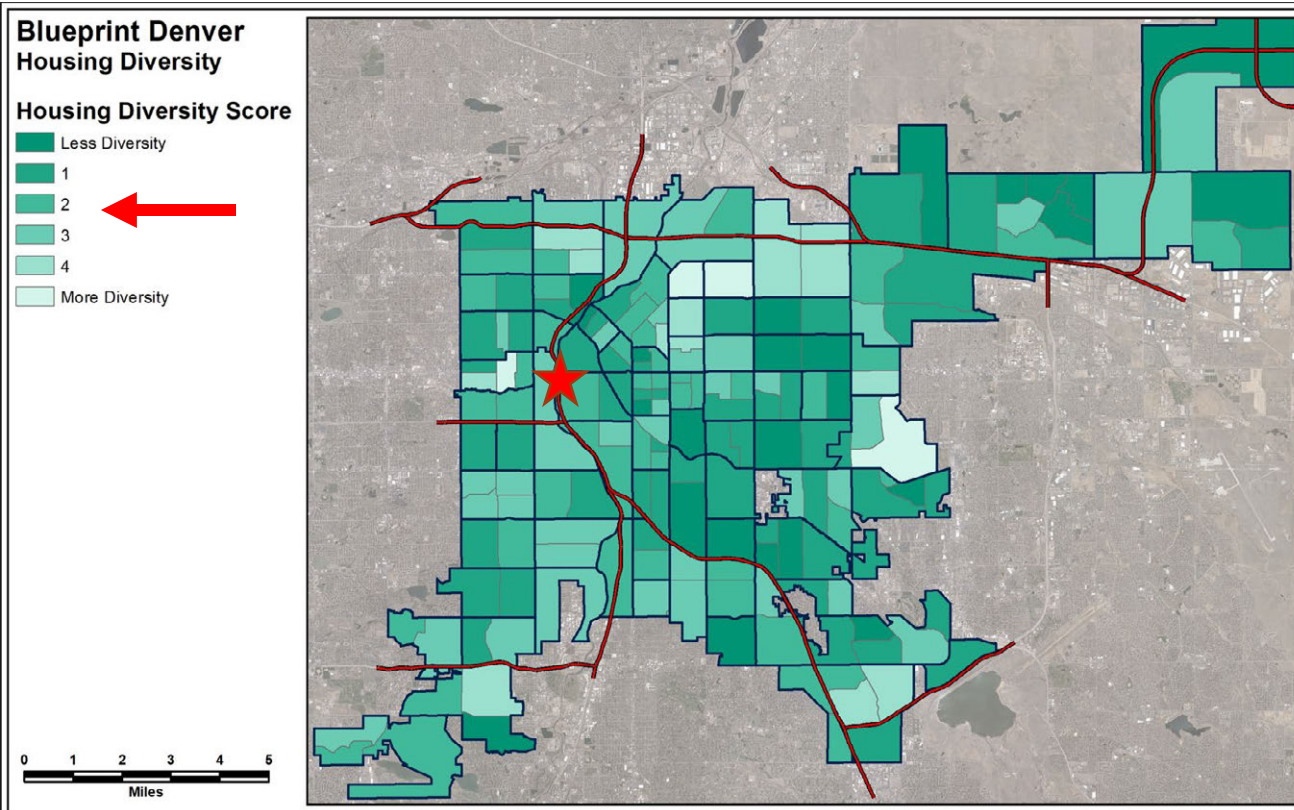
Lincoln Park: 31% ↑

Citywide: 6% ↑



EQUITY ANALYSIS AT 2420 W. 14th Ave.

HOUSING DIVERSITY



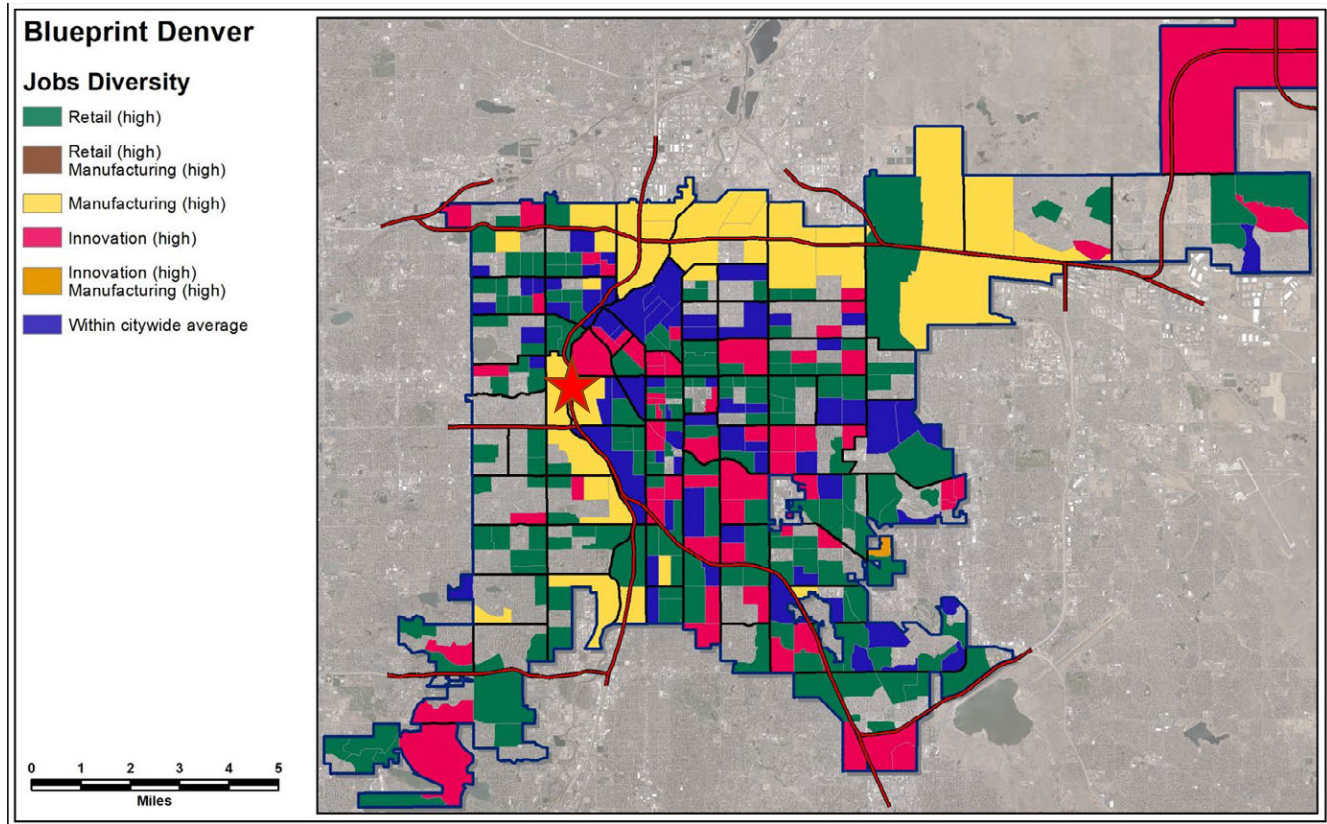
AVERAGE SCORE OF 2.0 OUT OF 5.0

FACTORS CONTRIBUTING TO LESS HOUSING DIVERSITY

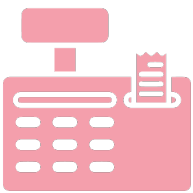


EQUITY ANALYSIS AT 2420 W. 14th Ave.

JOB DIVERSITY



**LOWER THAN
CITYWIDE AVERAGES:**



Retail Jobs

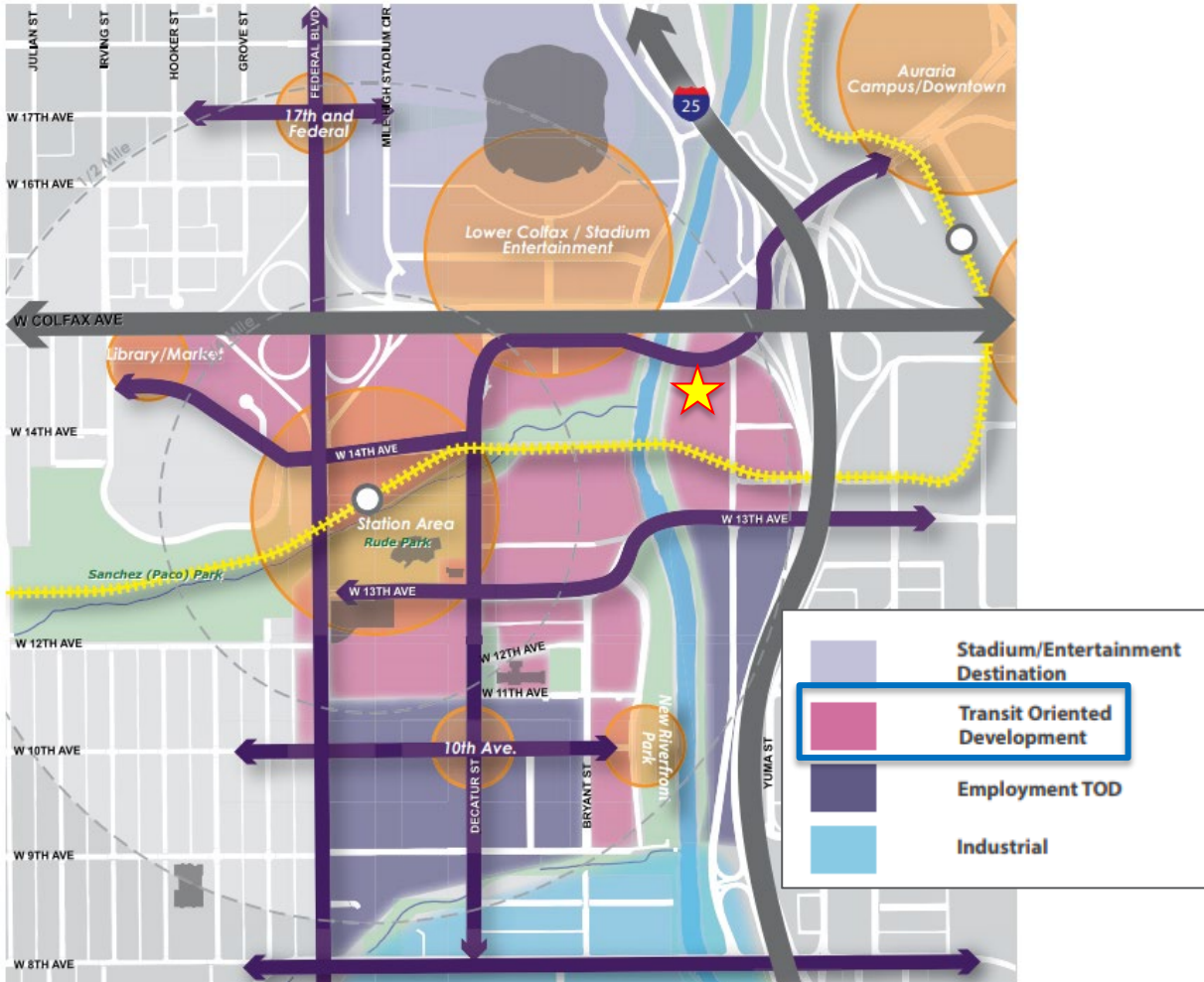


Innovation Jobs

Total Jobs: 5,659

Total Jobs per Acre: 12.7

Decatur-Federal Station Area Plan



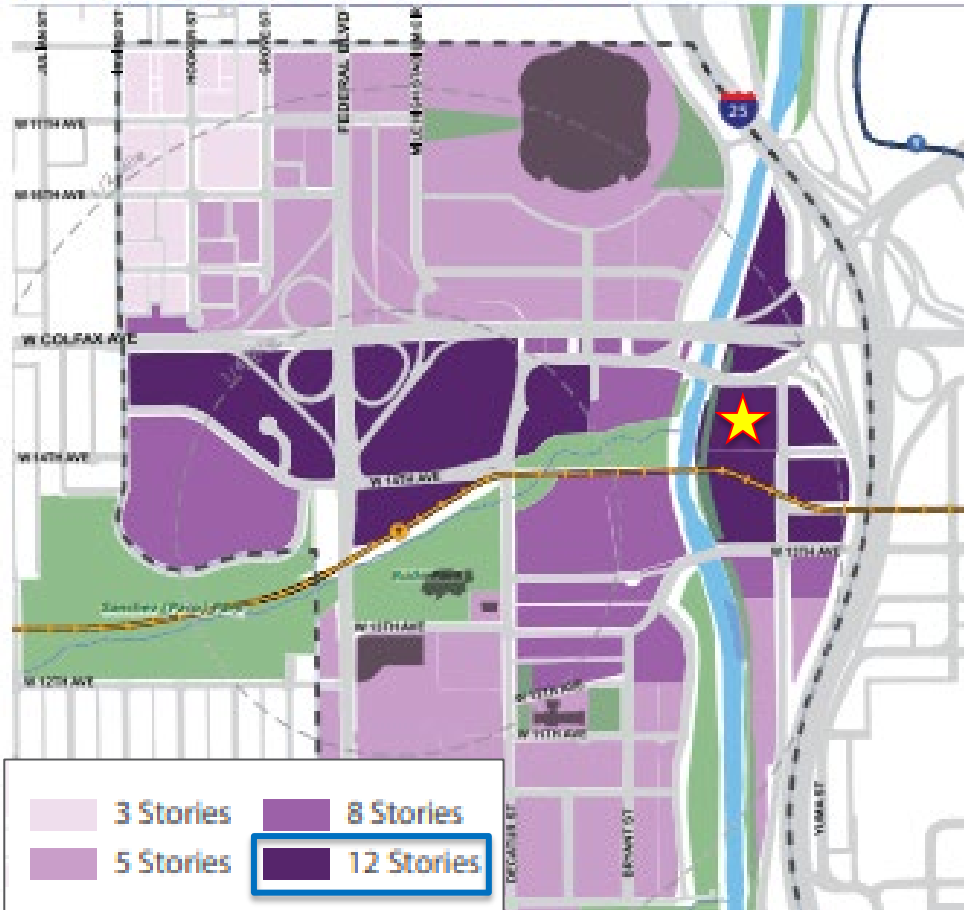
TRANSIT ORIENTED DEVELOPMENT

C.1.A. CREATE A LIVABLE TOD COMMUNITY

- Facilitate TOD near the Decatur-Federal Light Rail Station (per the TOD Area Map) that integrates private development with a vibrant public realm and provides great access to the transit system and greenways
- Create compact development patterns with small blocks and consistent building frontages that spatially define public streets and open spaces, creating a diverse, cohesive and walkable community
- Encourage both a vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses
- Attract high quality, mixed income residential communities within the TOD area (a transformative project in this Plan). Encourage housing development that meets the needs of families, young professionals, students and elderly households of various income levels. A variety of residential building forms appropriate for this TOD include row houses, low-, mid-, and high-rise multifamily, and live/work.
- Concentrate commercial activity near the light rail station, on Lower Colfax and at intersections to serve transit riders and the community. Recognize Lower Colfax as a special opportunity to bring back a historic main street and commercial and cultural center.
- Encourage shared, consolidated and/or structured parking with new developments (see page 50)

Decatur-Federal Station Area Plan

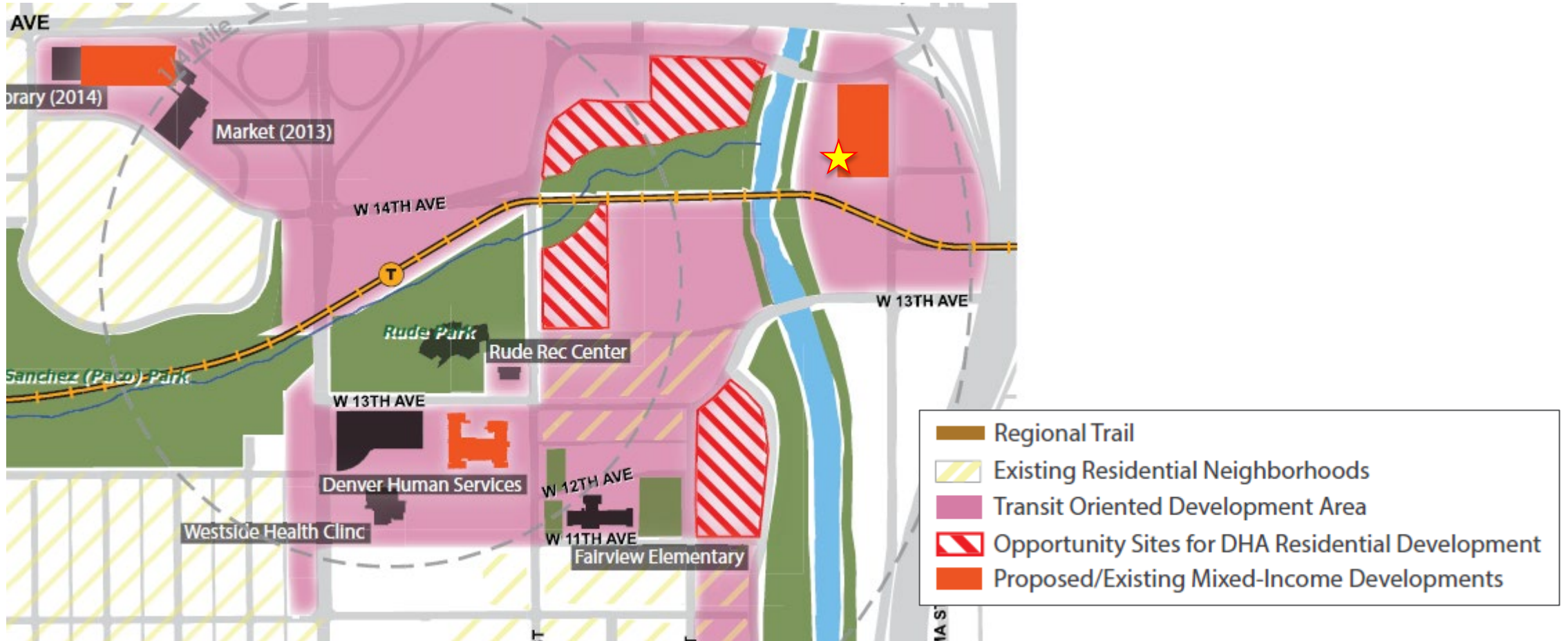
MAXIMUM BUILDING HEIGHTS



C.1.C. ACTIVATE THE GREENWAYS

- Ensure that new development in the TOD area helps activate the South Platte River Greenway and Lakewood Gulch to promote the safety and attractiveness of these greenways.
- Orient buildings to provide entrances, attractive frontages and pedestrian access along greenways.
- Multi-family residential uses are especially appropriate along greenways to provide residents immediate access to recreation opportunities and create day and evening activity in the parks.
- Commercial or office uses may also be appropriate if they include a publicly accessible use or are designed in a way that engages with and compliments the greenway. Commercial or office uses fronting greenways should have a high degree of transparency and architectural interest as well as pedestrian access connecting to the greenway.

Decatur-Federal Station Area Plan



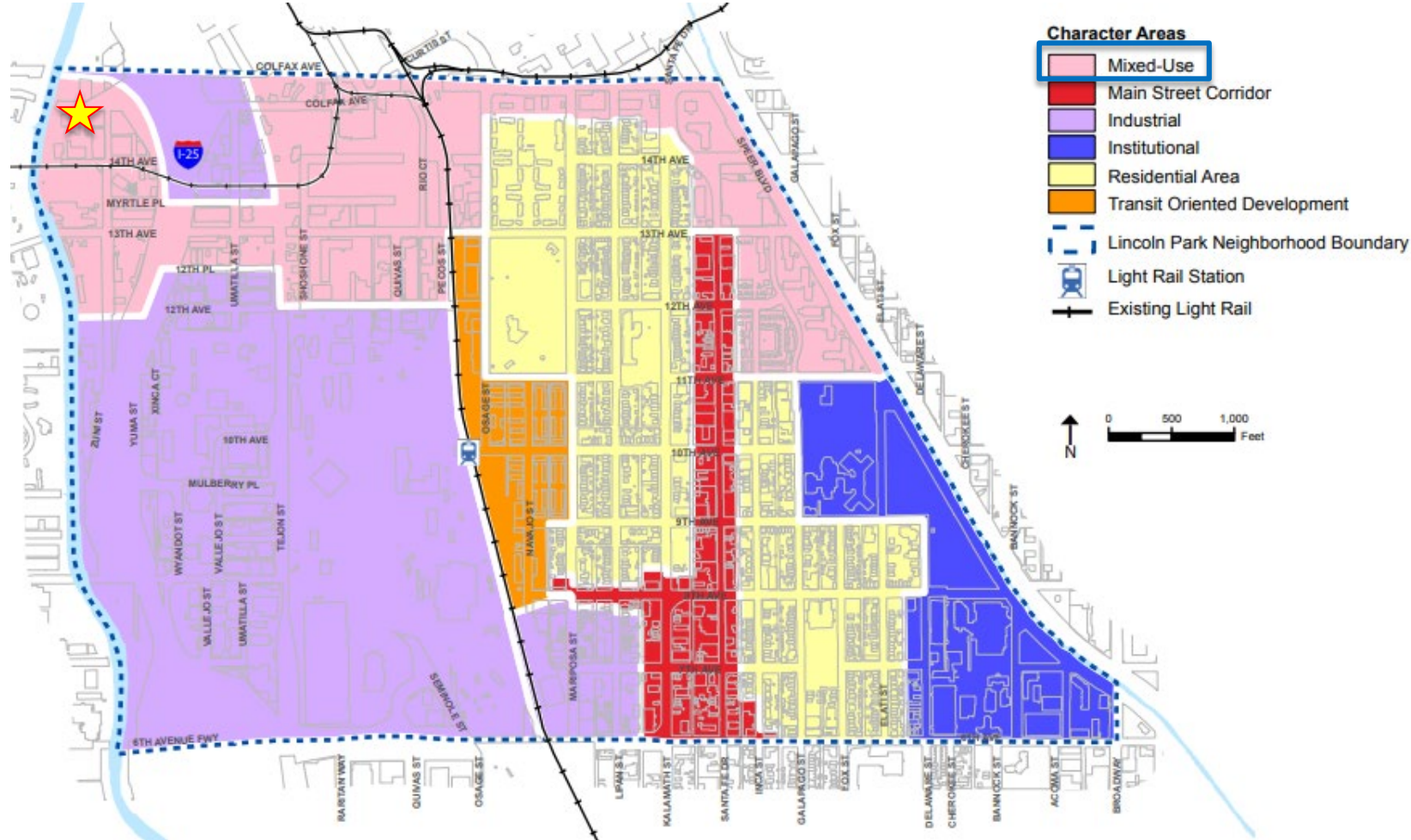
Decatur-Federal Station Area Plan

RECOMMENDATIONS

Create a mixed income neighborhood

- Target new multifamily residential development within the TOD area and along the riverfront to achieve greatest proximity to transit, parks, and neighborhood amenities
- Encourage development of a variety of high quality and attainably priced residential options to meet the needs of families, young professionals, students and elderly households of various income levels
- Encourage development of new high quality affordable housing units while seamlessly integrating them with workforce and market rate units
- Use the most current best practices in sustainable development and architectural design to create attractive, healthy living environments

La Alma/Lincoln Park Neighborhood Plan



Goals

- Transition from heavy industrial to mixed use.
- A comfortable, convenient connection for students, employees and residents is provided between AHEC and residential areas of La Alma/ Lincoln Park.
- Jobs, retail and services are provided to local residents.
- Mixed income housing is provided.

La Alma/Lincoln Park Neighborhood Plan

Mixed Use Vision and Goals

- Business opportunities for local businesses and entrepreneurs are supported.
- Gateway elements are constructed at key entry points such as along Colfax, 6th Avenue, 8th Avenue and Speer Boulevard.
- Colfax Avenue includes neighborhood and student-serving uses with a strong pedestrian orientation.

Land Use and Urban Design

Primary Issues

- Vacant and underutilized properties mixed with viable industrial and commercial businesses.
- Lack of identity or sense of connection to the La Alma/Lincoln Park neighborhood or to AHEC.

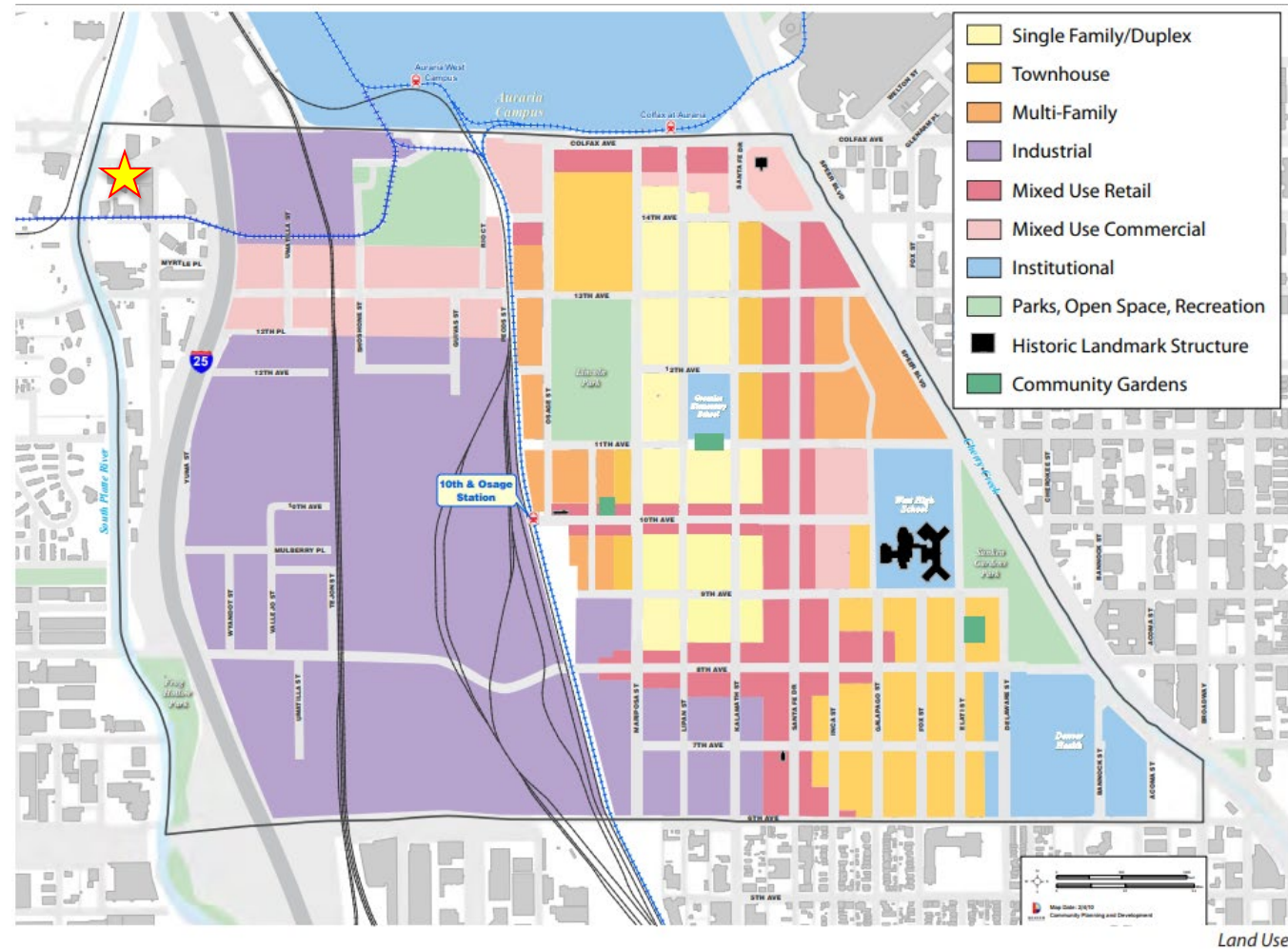
Primary Opportunities

- Moderate to large parcel sizes provides the opportunity for some mixed use redevelopment.
- AHEC's future recreation fields will attract many people to this area.
- Plenty of residential uses within walking distance to support local businesses and provide workforce.
- Most buildings on 13th have entrances facing the street.

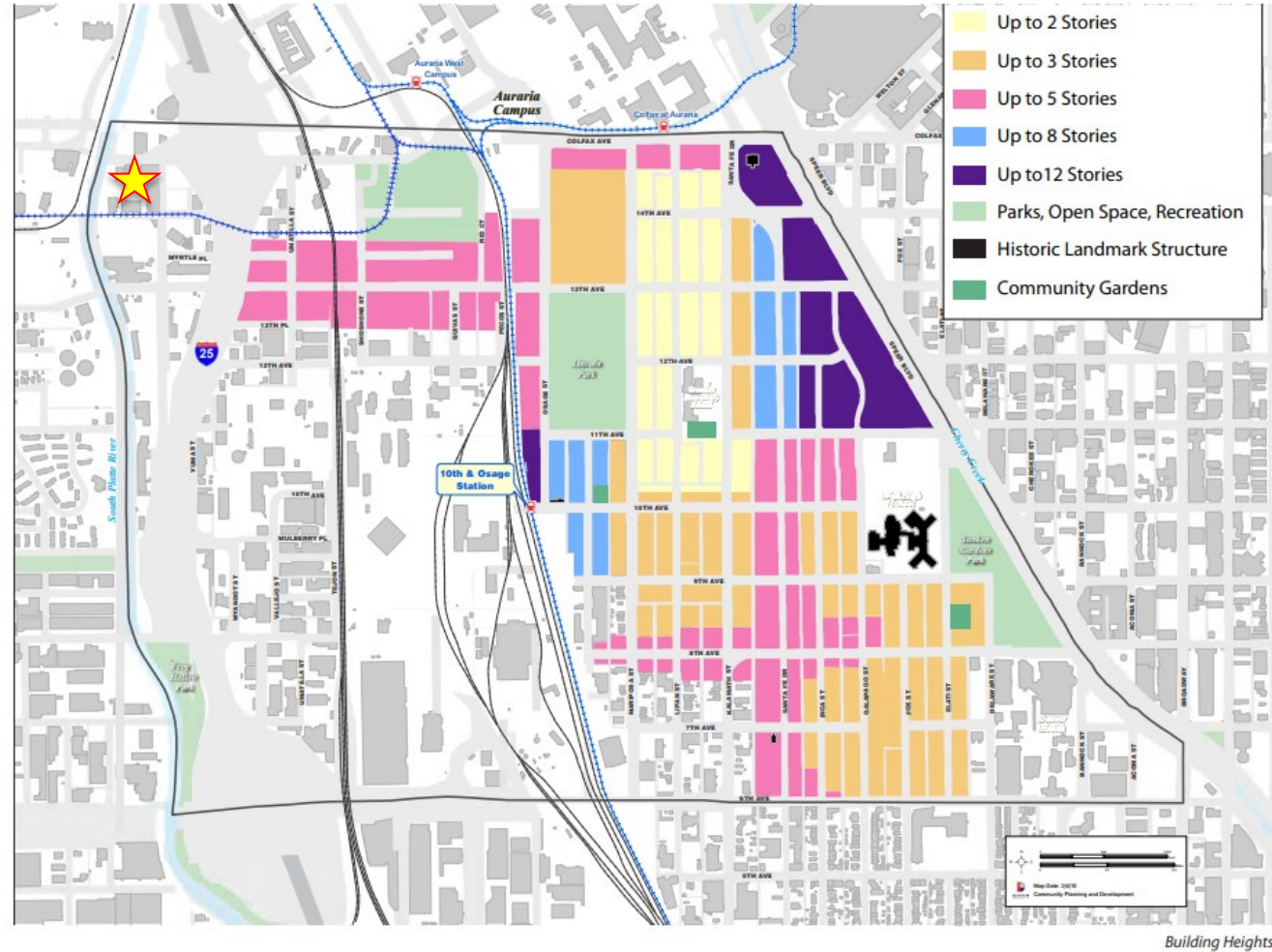
Goals

- Transition from heavy industrial to mixed use.
- A comfortable, convenient connection for students, employees and residents is provided between AHEC and residential areas of La Alma/Lincoln Park.
- Jobs, retail and services are provided to local residents.
- Mixed income housing is provided.

La Alma/Lincoln Park Neighborhood Plan



La Alma/Lincoln Park Neighborhood Plan



Map Amendment Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development Plan

2. Public Interest

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

See *DZC 12.4.10.7*

Map Amendment Review Criteria

1. Consistency with Adopted Plans

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2. Public Interest

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See *DZC 12.4.10.7*

Consistency with Neighborhood Context, Purpose and Intent Statement

General Character

The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

Mixed Use – 8 (C-MX-8)

C-MX-8 applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired.

General Purpose

The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge, [and] to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.

The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

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- Recommendation



CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval for Application #2024i-00186**

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent