



DENVER
THE MILE HIGH CITY

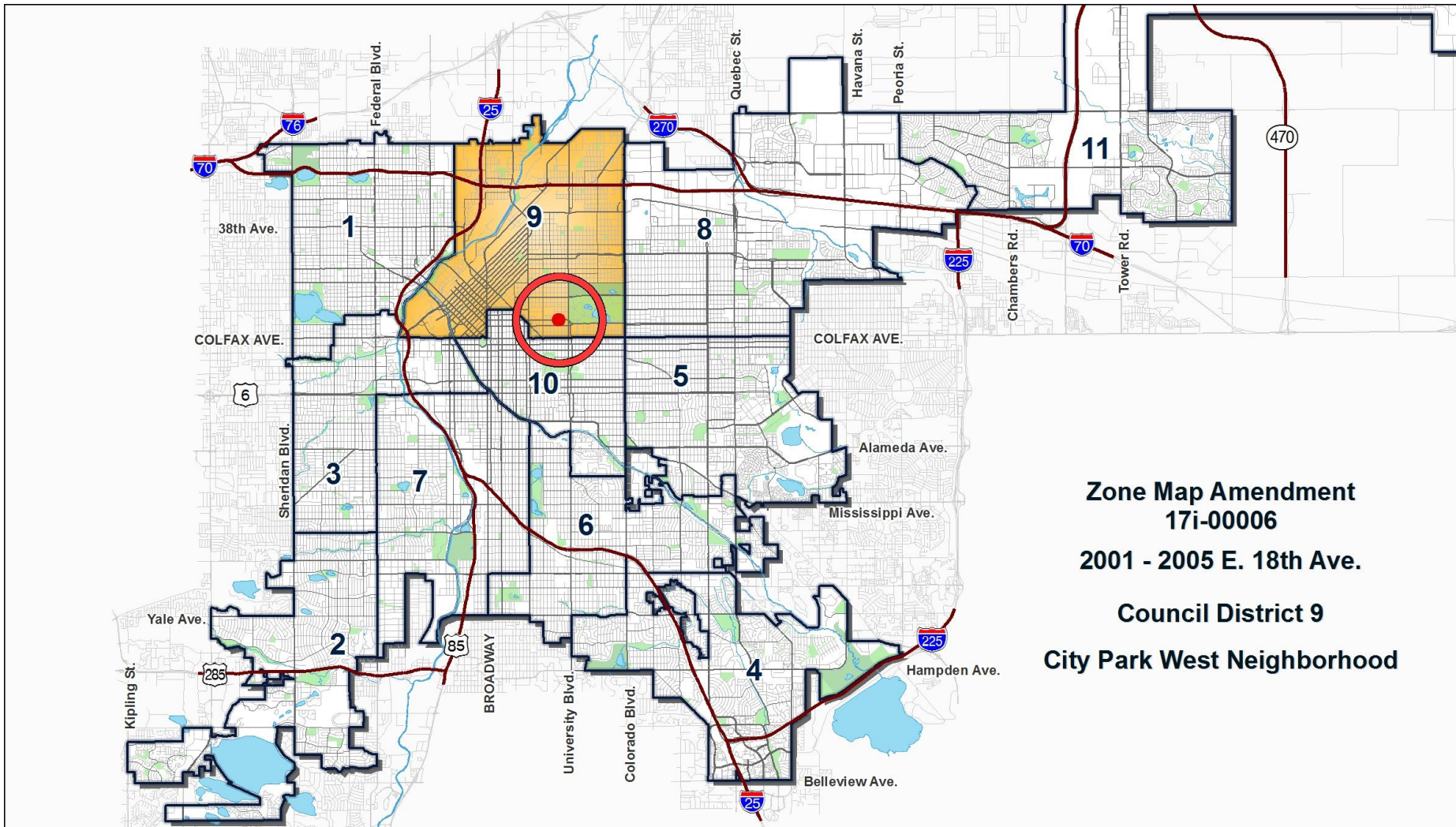
2001 - 2005 East 18th Avenue

PUD #107 to G-MX-3

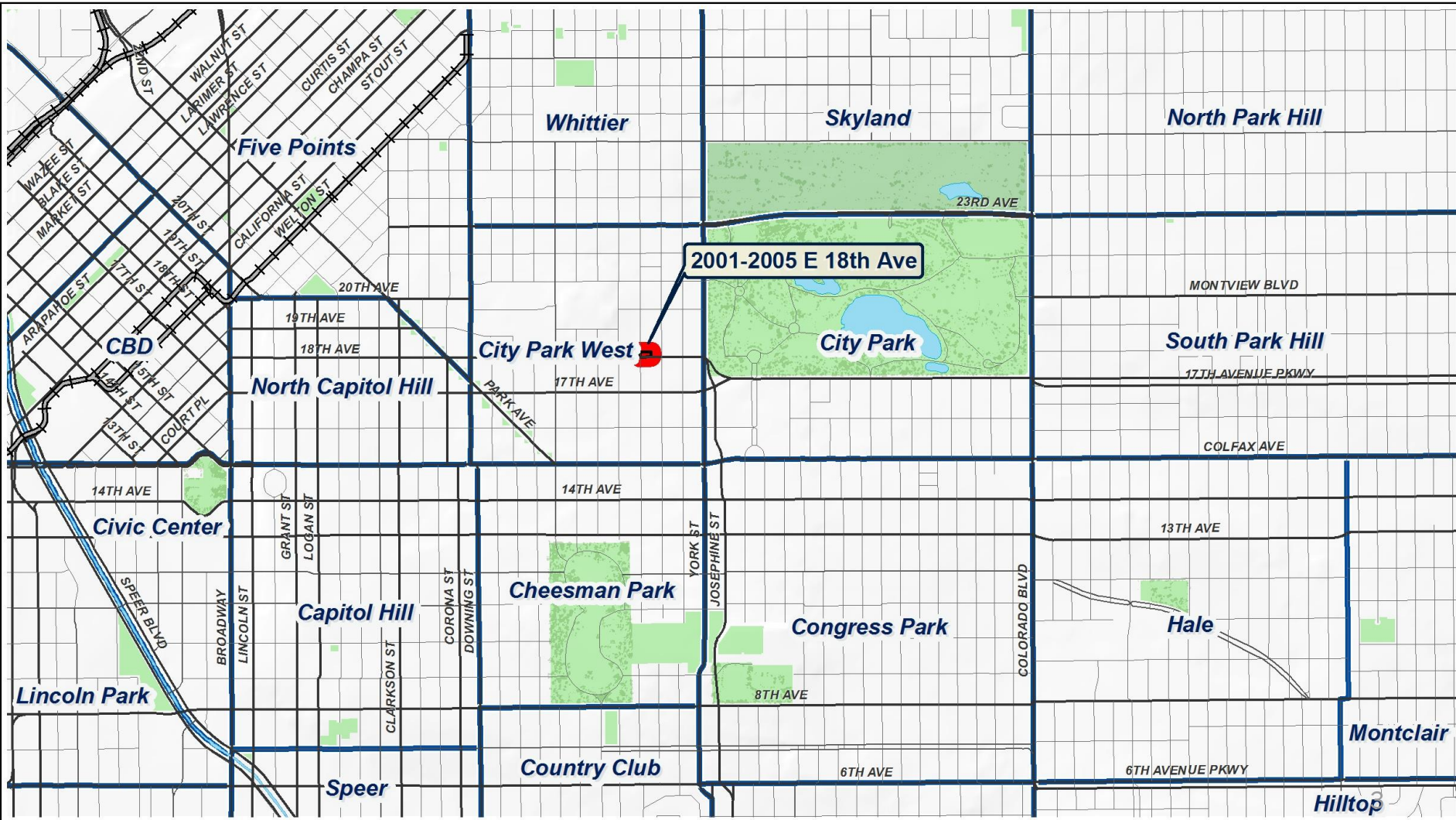
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



Location
City Council District 9



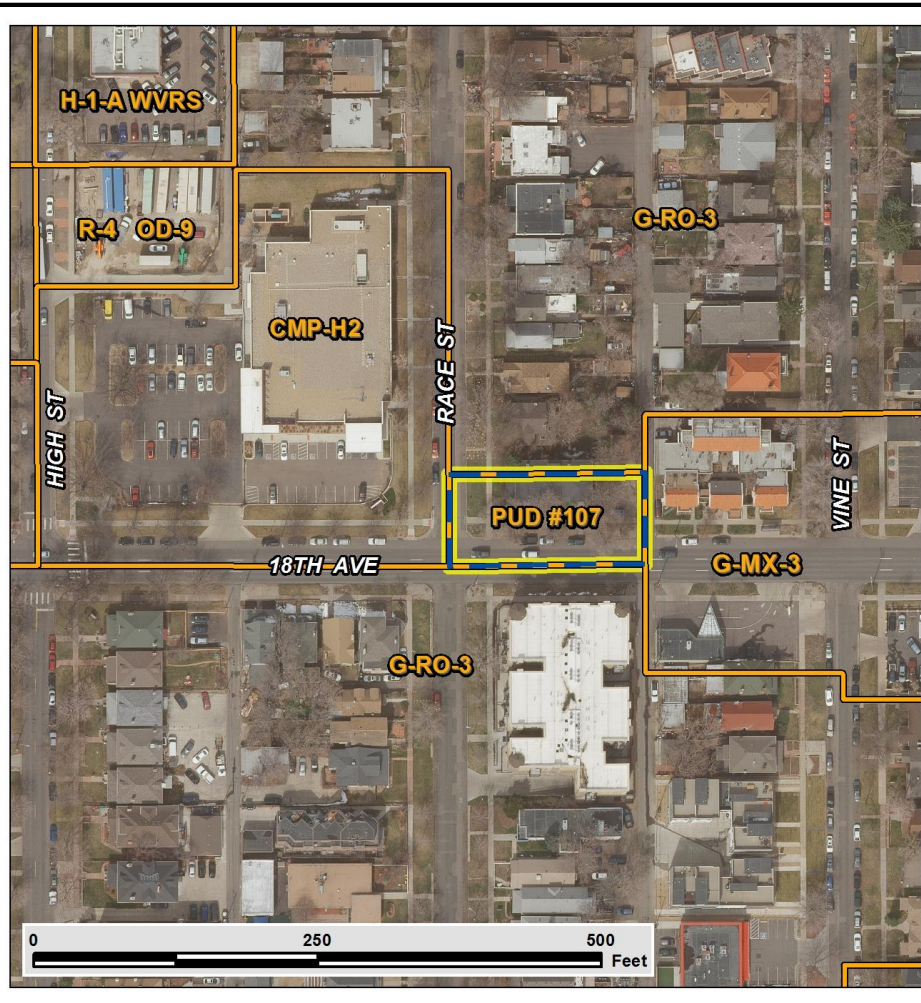
City Park West Neighborhood





2016 Aerial

- Northeast Corner of 18th Avenue and Race Street
- 1 block southeast of Presbyterian – St. Luke’s Medical Center and 4 blocks east of St. Joseph’s Hospital
- 3 blocks west of City Park



- Property:
 - 6,250 SF, 0.14 Acres
 - Vacant 2-Story Duplex Structure
- Property Owner:
 - Longs Road Ranch, LLC
 - To modernize commercial uses allowed consistent with adjacent G-MX-3 zone district.
- Requested Zoning:
 - From PUD #107 to G-MX-3



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Request: G-MX-3

General Urban Neighborhood Context – Mixed Use – 3 stories Max. ht.

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT

The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

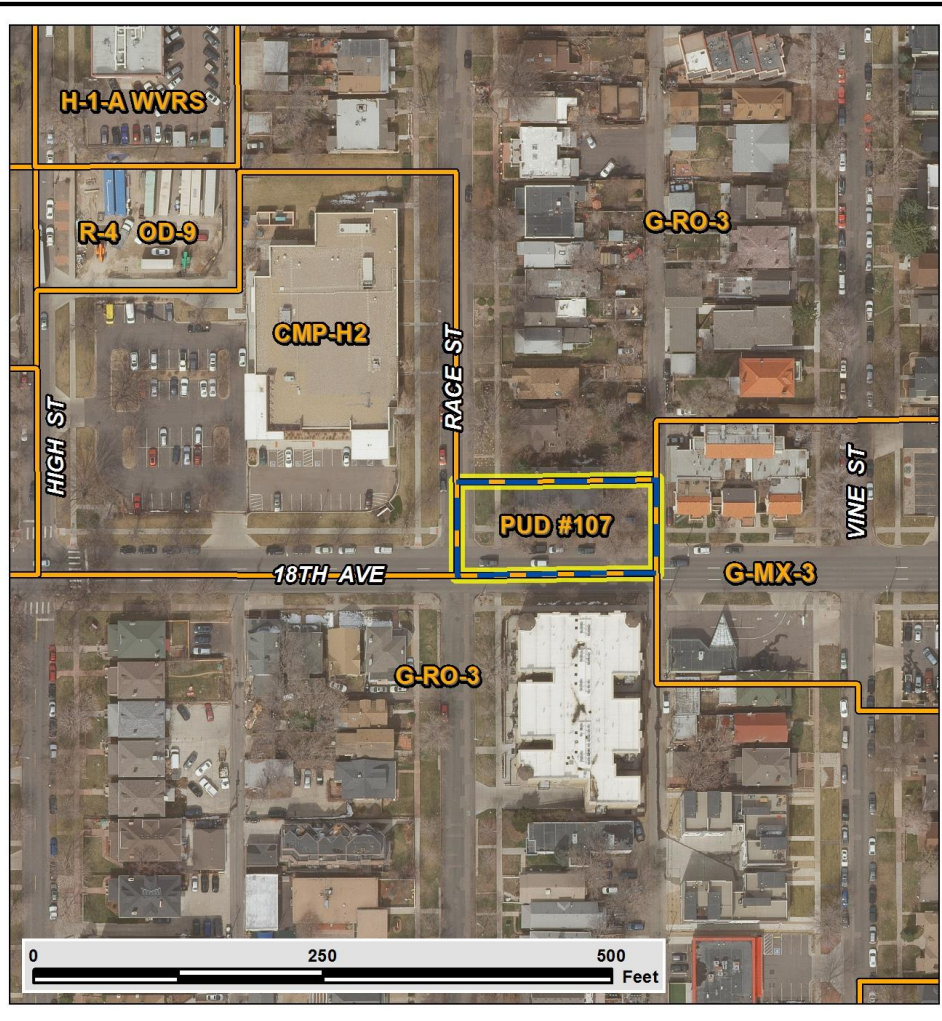
DENVER ZONING CODE
June 23, 2010 | Republished May 5, 2017

| 6.1-1



- Zoning – Former Chapter 59 PUD #107
- View Plane: City Park – Natural History Museum (73 ft. allowed)
- Land Use – Vacant
- Building Form/Scale – 2-story Duplex Structure

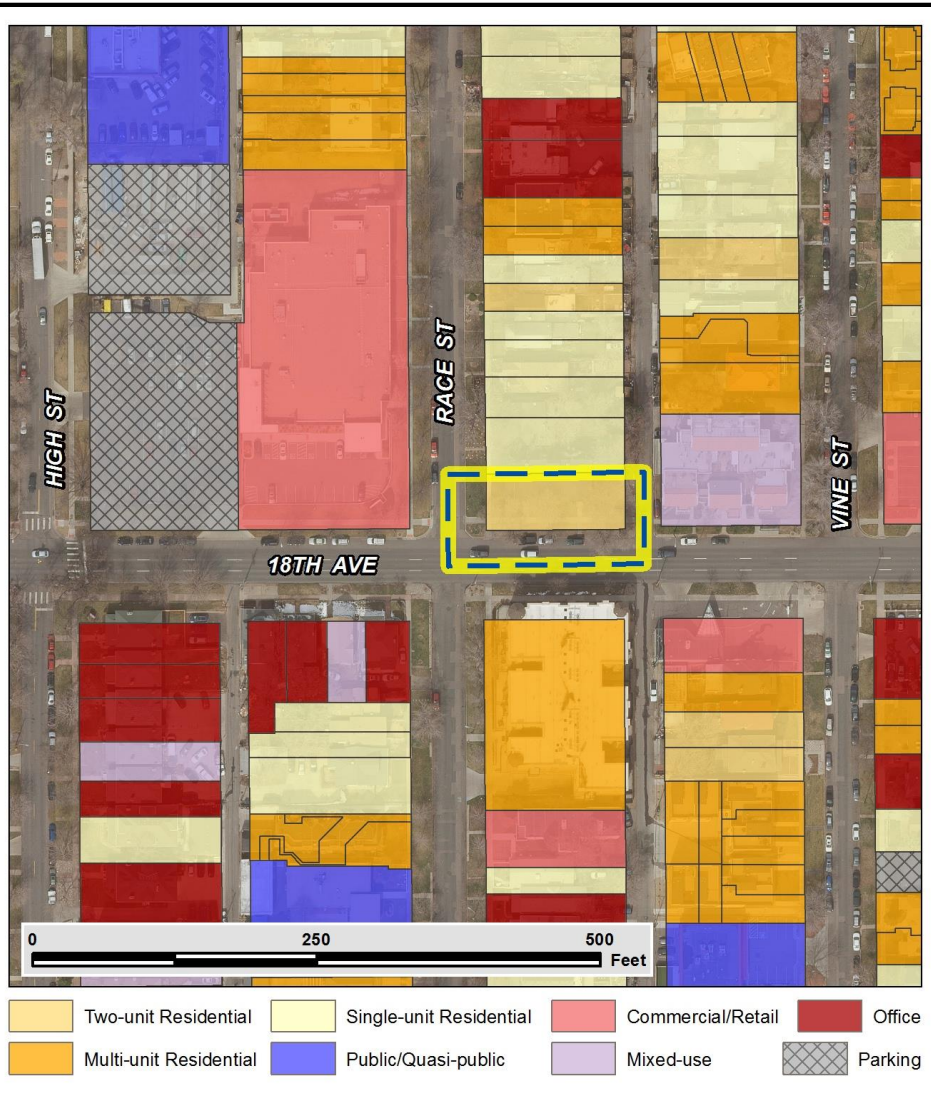
Existing Context: Zoning



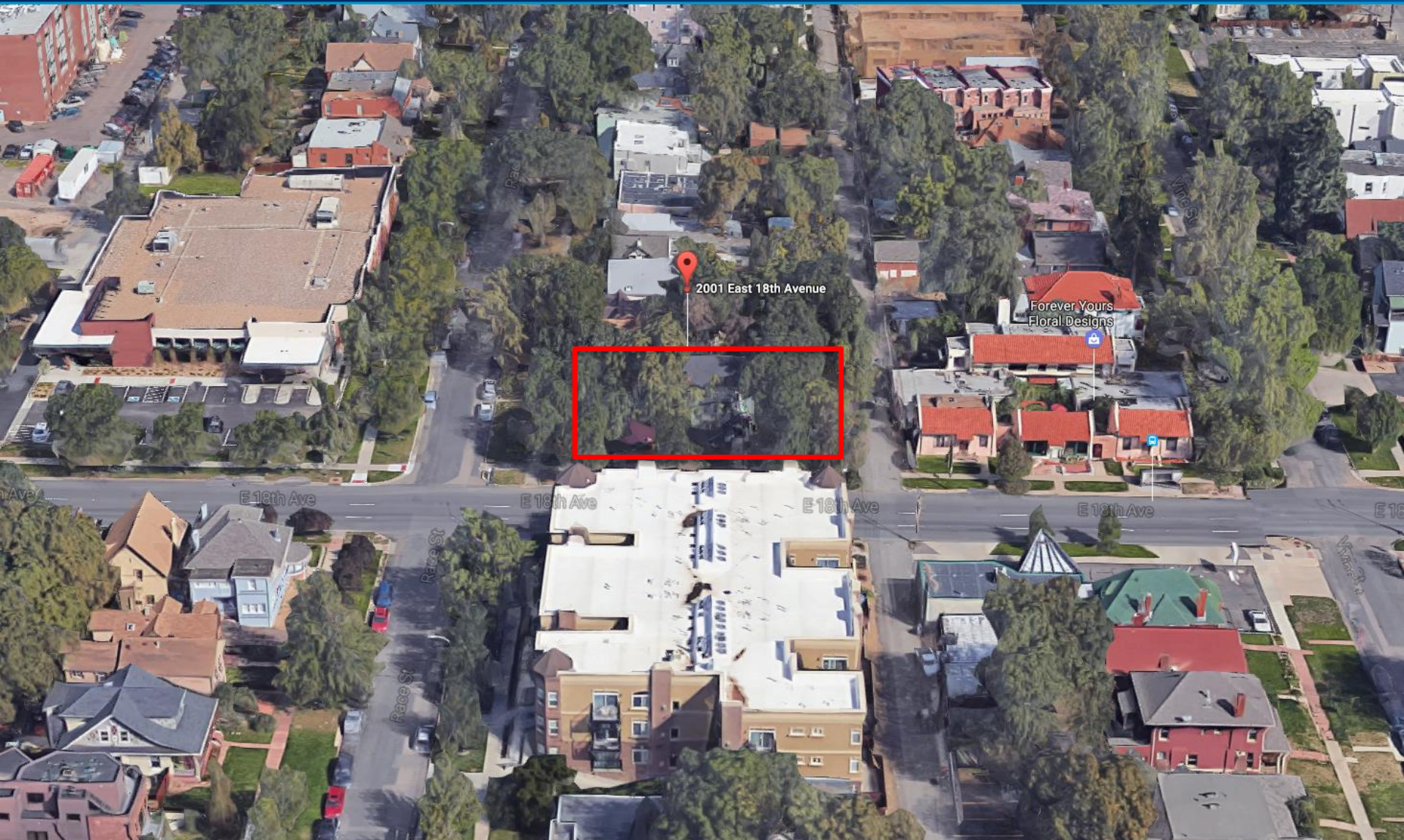
- Property – PUD #107 (1985)
 - Allows all R-4 land uses (residential/office with limited accessory retail) and a Total Styling Center (hair, cosmetics and color analysis)
- North & South – G-RO-3
- East – G-MX-3
- West – CMP-H2

Existing Context: Land Use

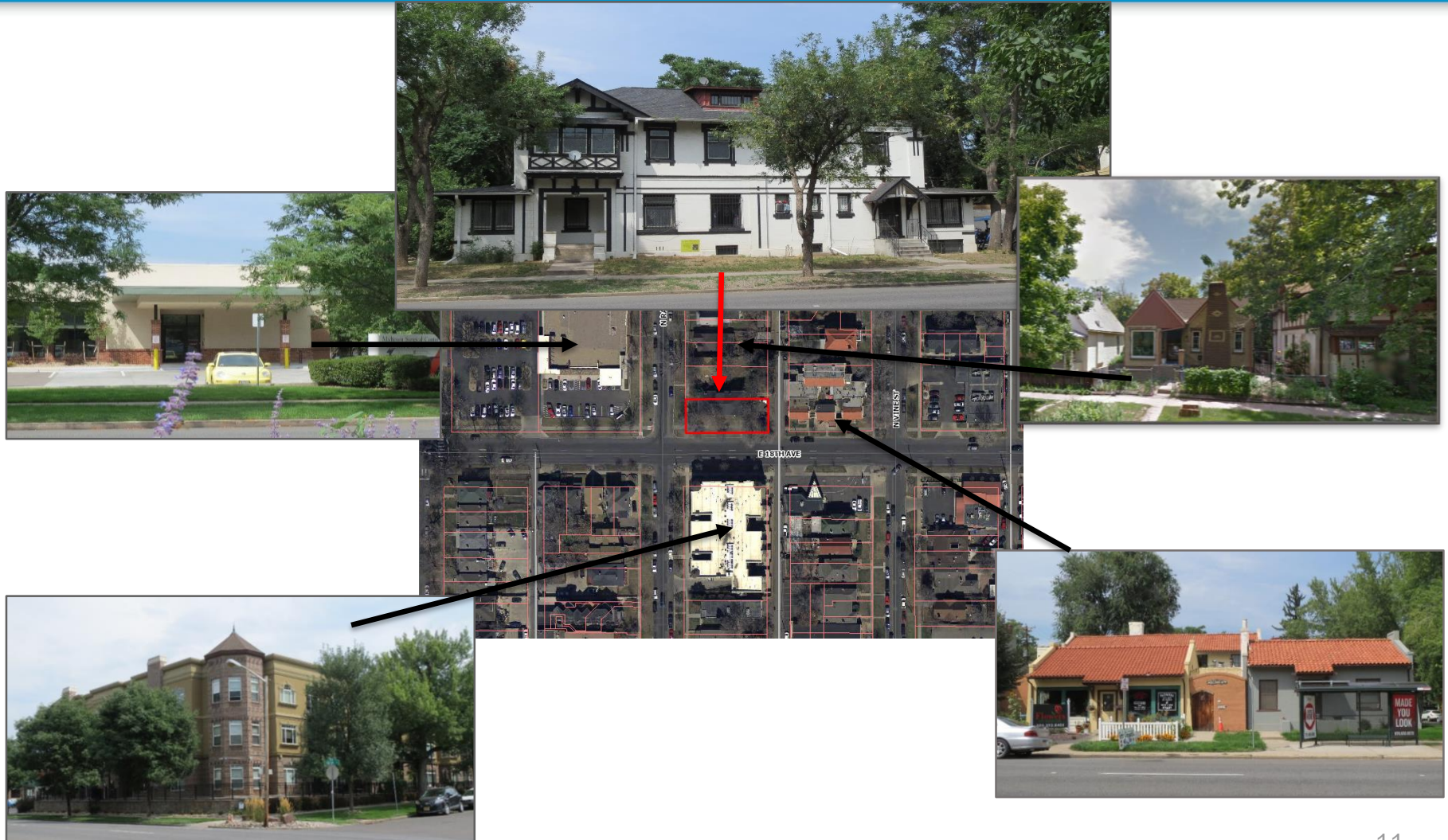
- Subject Property - Vacant
- Adjacent Uses:
 - Single & Multi-Unit Residential
 - Commercial / Office / Mixed Use
 - Medical



Existing Context: Building Form/Scale



Existing Context: Building Form/Scale



- Informational Notice – July 6, 2017
- Planning Board – September 6, 2017, notification signs and electronic notice completed. Unanimous vote (7-0) to recommend approval.
- Land Use, Transportation and Infrastructure Committee – October 3, 2017
- City Council – (tentatively) November 13, 2017
- Public Outreach
 - RNOs
 - The Points Historical Redevelopment Corp.
 - Five Points Business District
 - City Park Friends and Neighbors
 - City Park West Neighborhood Organization
 - Uptown on the Hill
 - Capitol Hill United Neighborhoods, Inc.
 - Opportunity Corridor Coalition of United Neighbors
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation (INC)
- To date, no public comment letters received.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Uptown Neighborhood Plan (1986)

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 2000

- Land Use Strategy 3-B to “**Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses**” (p. 60).
- Mobility Strategy 4-E to “**Continue to promote mixed-use development, which enables people to live near work, retail and services**” (p. 78).
- Legacies Strategy 2-A “**Establish development standards to encourage positive change and diversity while protecting Denver’s traditional character**” (p. 98).
- Legacies Strategy 3-A to “**Identify areas in which increased density and new uses are desirable and can be accommodated**” (p. 99).
- Economic Activity Strategy 3-B “**Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state governments**” (p. 133).

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

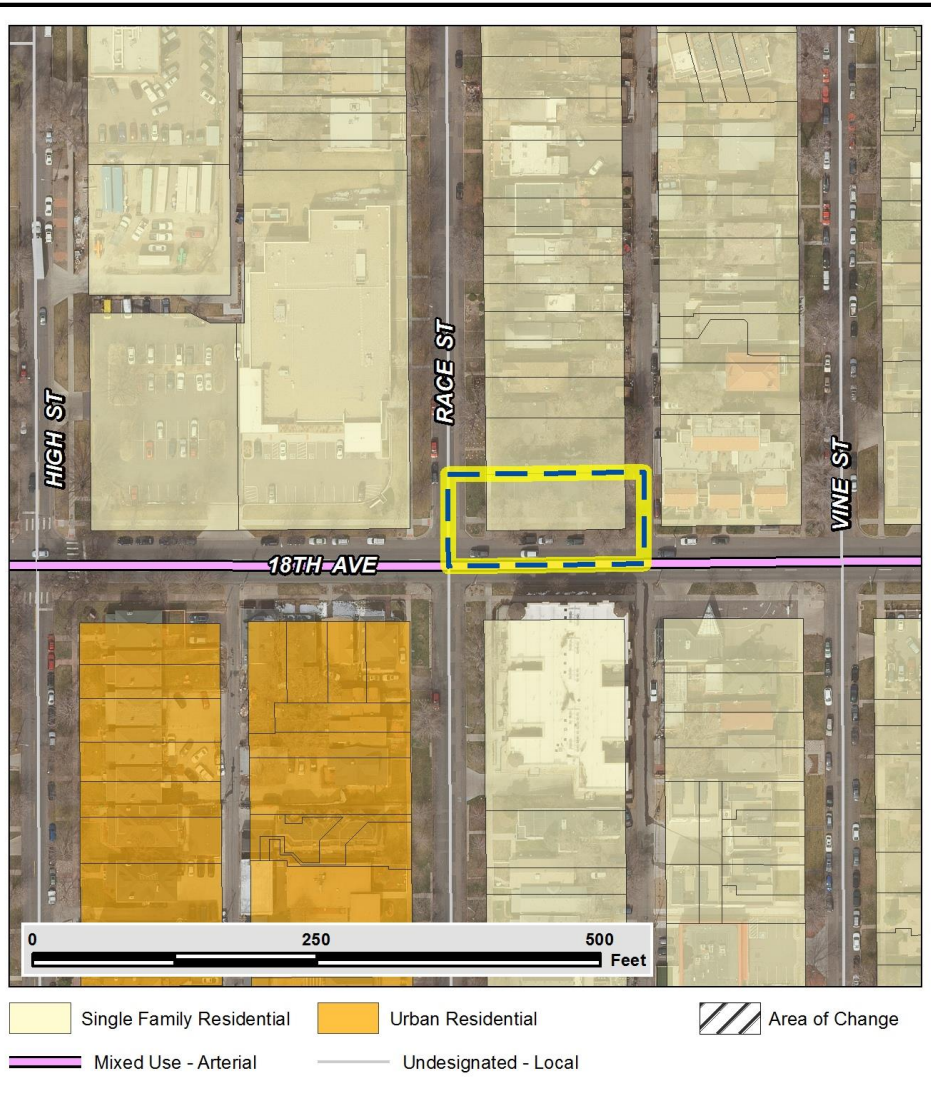
- Land Use Concept:
 - Single Family Residential

Single Family Residential

Single-family homes are the predominant residential type, and the employment base is significantly smaller than the housing base.

Area of Stability

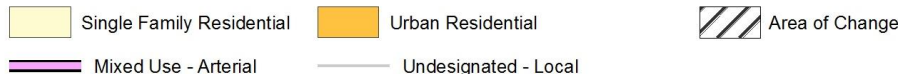
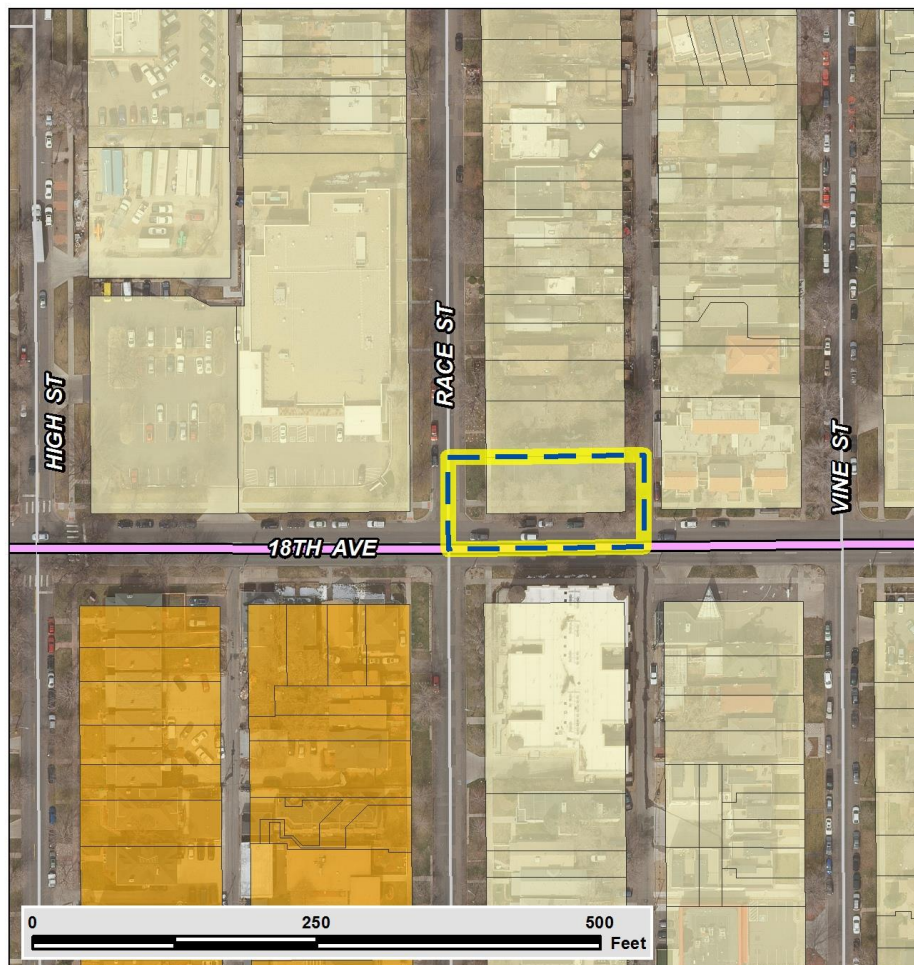
Areas where “preserving and revitalizing neighborhood character is the prevailing concern...Limiting overall development in the Areas of Stability helps achieve many growth management goals, while preserving the valued quality of life that is characteristic of Denver’s neighborhoods”



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - E 18th Avenue - Mixed Use Arterial
 - Arterials are designed to provide a high degree of mobility and serve longer vehicle trips
 - Mixed use streets are located in high-intensity mixed-use commercial, retail and residential areas
 - Race Street - Undesignated Local
 - Tailored more to local access
 - Property within ¼-mile buffer of York Street Enhanced Transit Corridor
 - Should have transit-supportive incentives like shared or reduced parking, and a mix of transit-supportive land uses



Review Criteria:

Consistency with Adopted Plans

Uptown Neighborhood Plan (1986)

Plan Vision

- *“Urban Village –providing a living, working, shopping, and recreational environment for a wide variety of people.*
- ***Districts:** emphasizing the distinct character of each district by providing unique:*
 - *Building densities*
 - *Mixture of land uses*
- ***Distinction from Downtown:** enhancing the distinctions from Downtown by providing a greater mix of land uses at a lower intensity.*
- ***Livability:** building on the potential for Uptown to provide an inviting, safe, and comfortable urban living environment.*
- ***Economic Vitality:** reinforcing the momentum of redevelopment in the neighborhood and strengthening the employment and retail bases.”*

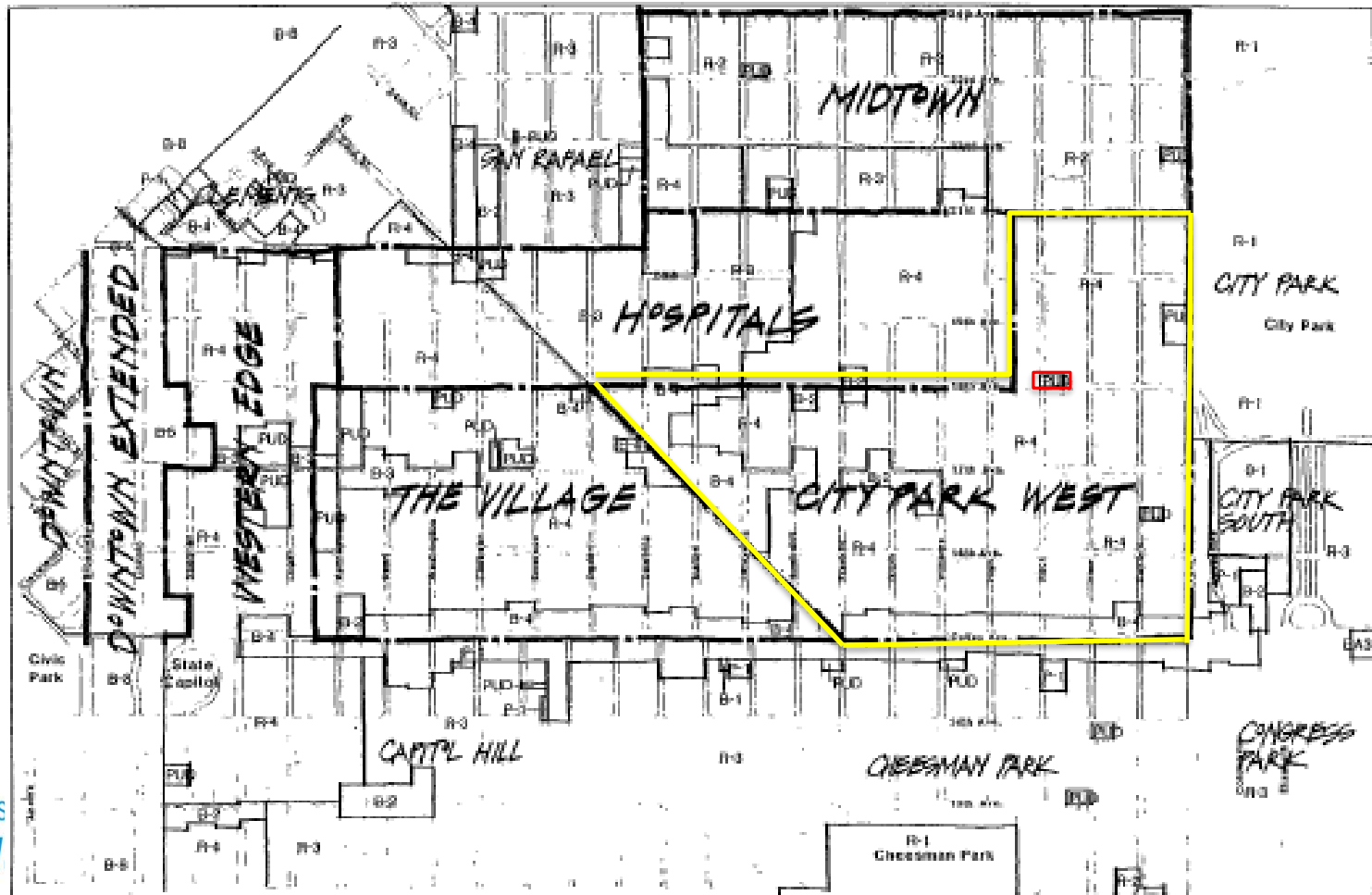
Review Criteria:

Consistency with Adopted Plans

Uptown Neighborhood Plan (1986)

General Plan Recommendations

- ***Reinforce Distinctions Between Uptown and Downtown:*** Recognize and reinforce the distinctions between Uptown and Downtown in bulk, height, land use mixture, setbacks, landscaping and other design considerations.
- ***Reinforce the Distinctions Among the Districts:*** Recognize and reinforce the distinctions among the districts within Uptown, providing for variations in the mixture and intensity of land uses and in the allowable heights and densities, while creating neighborhood continuity.
- ***Encourage Mixed Use Projects:*** Evaluate how to allow greater use of retail in office, residential, and office/residential projects where appropriate.
- ***Encourage Housing:*** Evaluate the issue of how to achieve housing as part of new office developments and to limit office conversions at the expense of housing in select areas.”



Review Criteria:

Consistency with Adopted Plans

Uptown Neighborhood Plan (1986)

District Recommendations

- *Encourage Housing: Efforts should be directed toward **retaining the residential character**, and increasing both the number of residential units and the percentage of total land uses which are residential.*
- *Encourage Compatibility: **Encourage the compatibility of new development with the residential character of this district** and encourage a balanced mix of land uses”*

18th Avenue Recommendations:

- ***Improve Pedestrian Character:** Uses along 18th Avenue should be pedestrian-oriented.*
- ***Hospital Support and Destination Retail:** East 18th Avenue should provide hospital-support retail, neighborhood retail, housing and some Downtown-support uses”*

Retail Recommendations

- ***Concentrate Retail Uses on East/West Streets:** Retail uses should be concentrated on the most heavily traveled east/west streets: Colfax, 17th, and **18th Avenues....***
- ***Concentrate Retail Uses Around Business Zoning Districts:** Retail uses should be concentrated around present retail development”*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, Uptown Neighborhood Plan (1986)

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

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 Conditions
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area (DZC 12.4.10.8.A.4)
 - The proposed map amendment is in response to the changed circumstances of the Presbyterian-St. Luke's/St. Joseph's Hospital major redevelopment, and substantial commercial and residential redevelopment in the area including the new Carla Madison Recreation Center and the planning underway for Bus Rapid Transit on East Colfax Avenue. These changes are appropriate changed circumstances.
 - Consistency with Neighborhood Context, Zone District Purpose and Intent

5. Consistency with Neighborhood Context and Zone District Propose and Intent

- **General Urban Neighborhood Context:**

- Characterized by multi-, single- and two-unit residential uses in a variety of building forms.
- Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure.
- Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

- **G-MX-3 Specific Intent:**

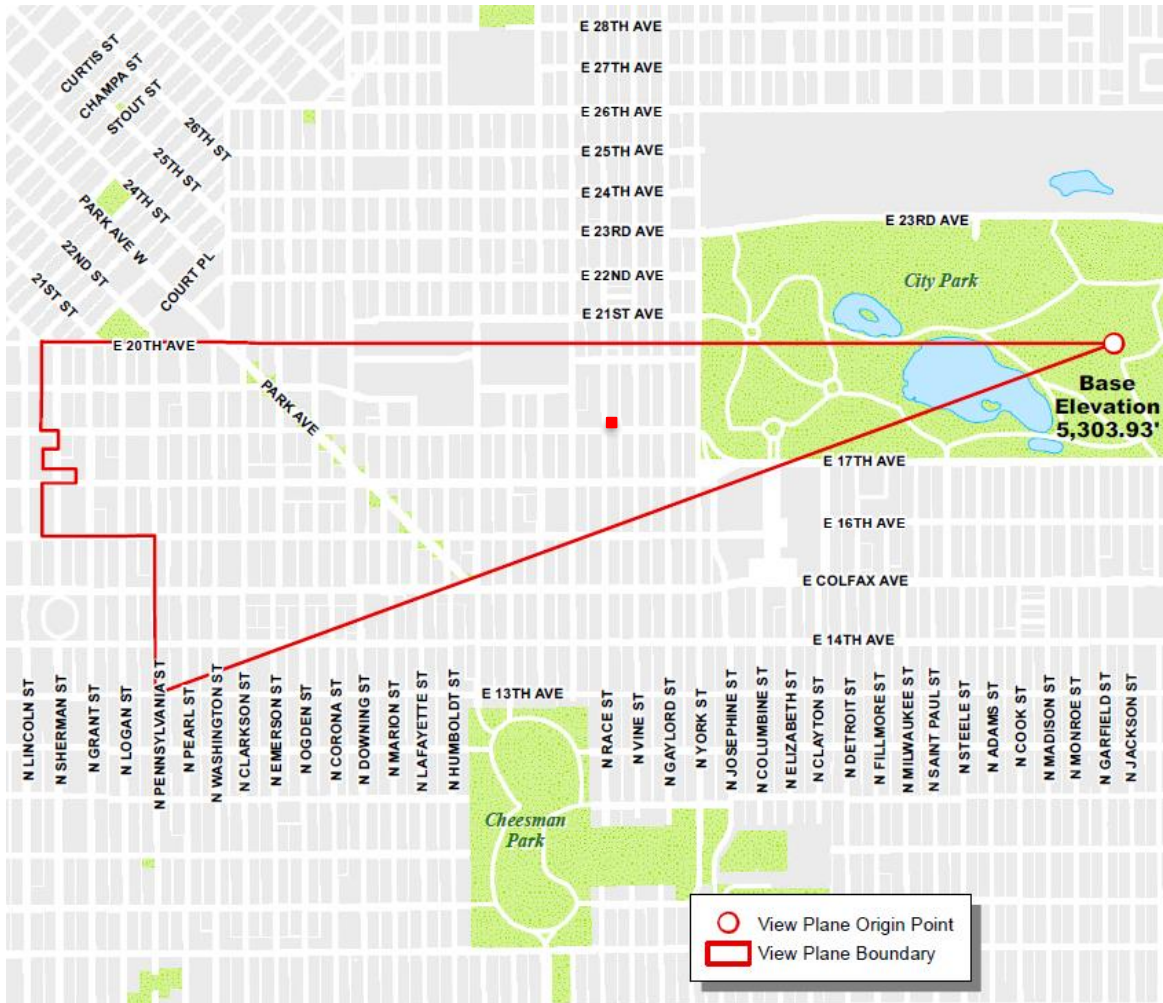
- Primarily intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.
- Also intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering, and to ensure new development contributes positively to established residential neighborhoods and character.
- Specifically, applies to area or intersections served primarily by local or collector streets where a building scale of 1-3 stories is desired.

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

Existing Context: View Plane

City Park – Natural History Museum View Plane



Denver Revised Municipal Code Section 10-62

Limitations on construction. No part of a structure within the area on the attached map shall exceed an elevation of five thousand three hundred three and ninety-three one-hundredths (5,303.93) feet above mean sea level plus one (1) foot for each one hundred (100) feet that the part of a structure is horizontally distant from the reference point.

Wherever a structure lies partially outside and partially inside of the area on the attached map indicated by shading or crosshatching, the provisions of this section shall apply only to that part of the structure that lies within the area indicated on the map by shading or crosshatching.