

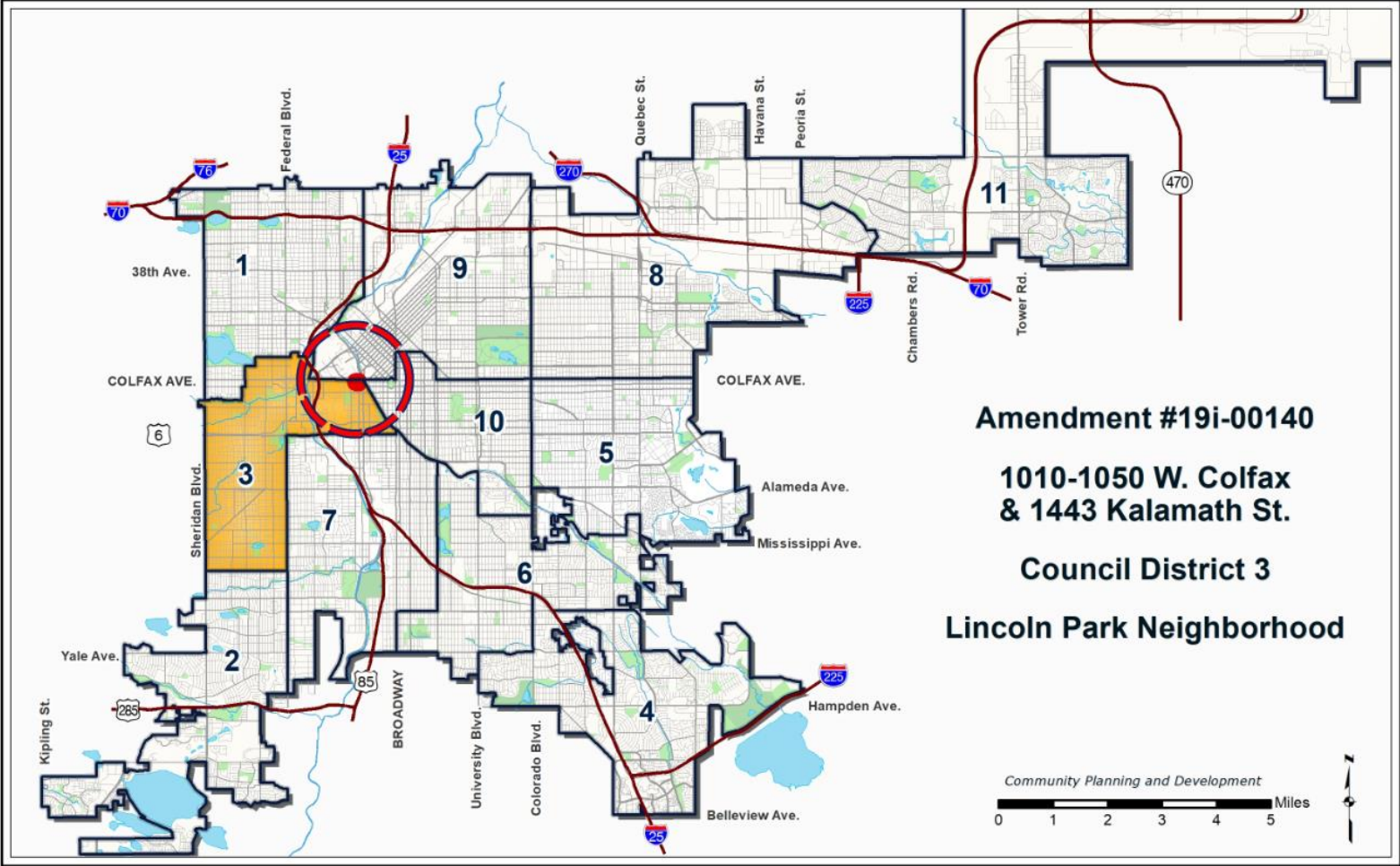
1010/1050 W Colfax Ave &
1443 Kalamath St

Request: B-4 with waivers, UO-1, UO-2 to C-MX-5
& C-MX-8 with waivers

Land Use, Transportation and Infrastructure Committee

Date: 10/13/2020

Council District 3, Lincoln Park Neighborhood

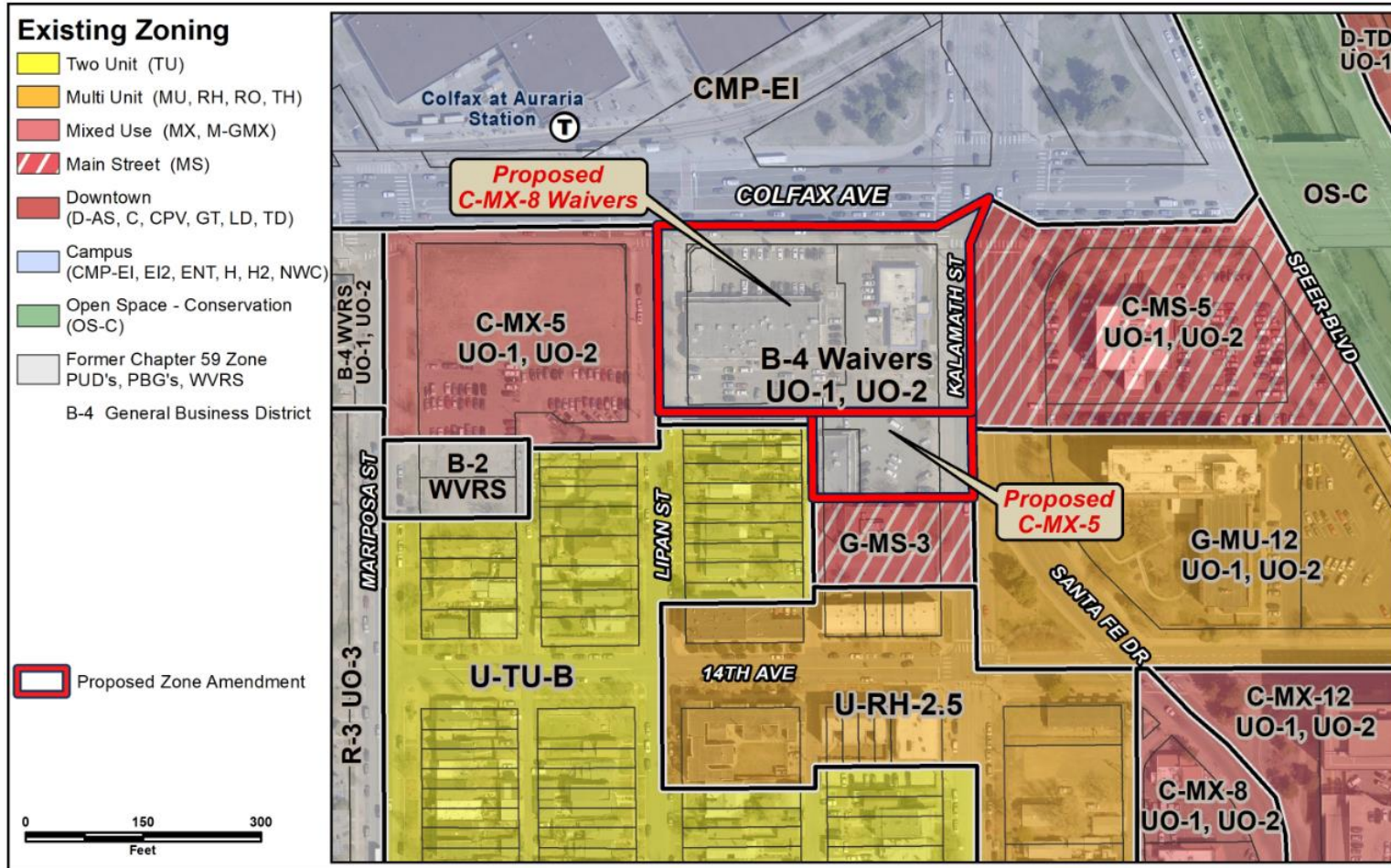


Request: C-MX-5 & C-MX-8 with waivers



- **Location:**
 - Approx. 1.89 acres
 - Drive-thru restaurant, strip mall and commercial building
- **Proposal:**
 - Rezoning to C-MX-5 & C-MX-8 with waivers to enable mixed-use development

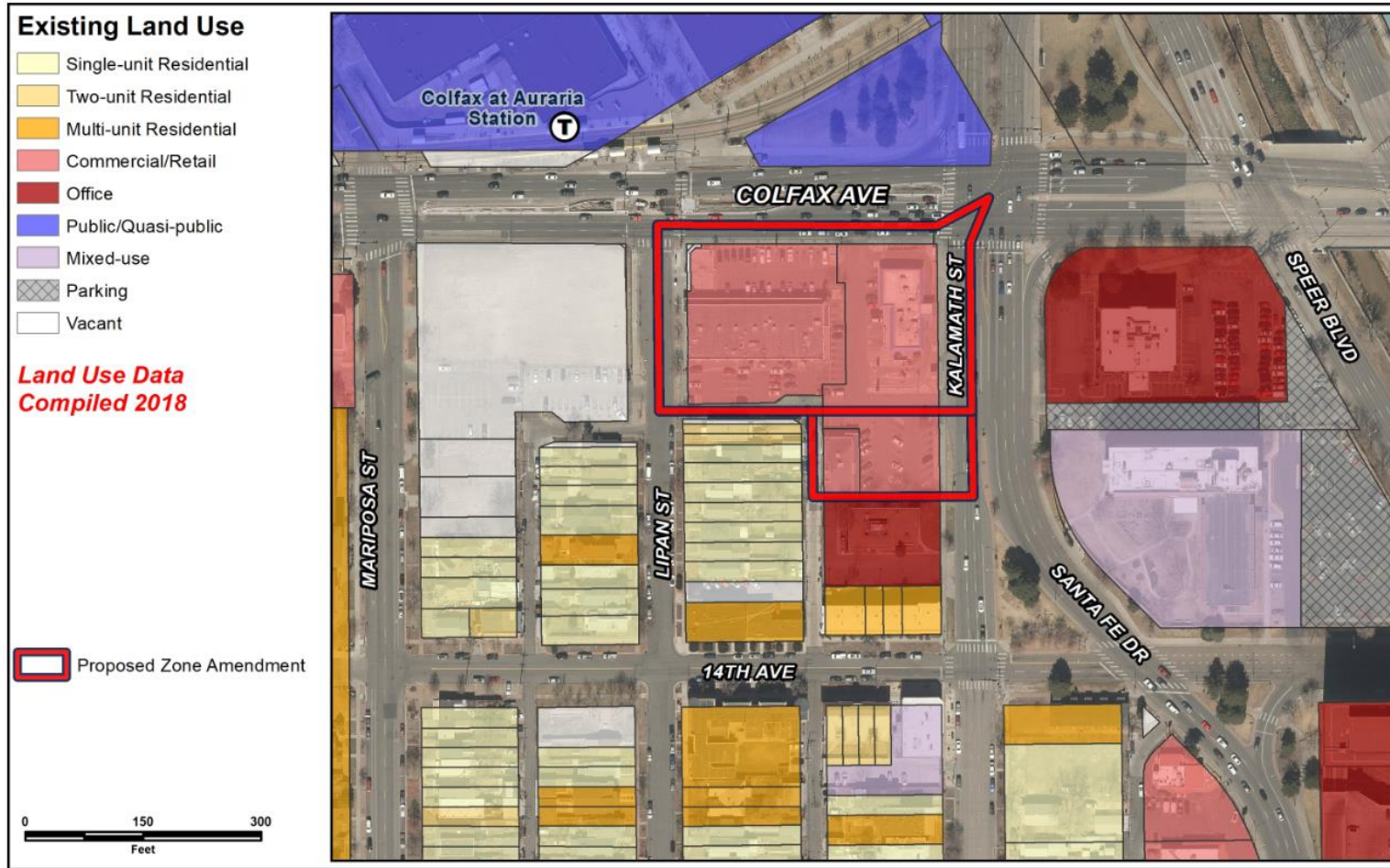
Existing Zoning



Current zoning:
B-4 with waivers, UO-1,
UO-2

Adjacent zoning:
CMP-EI; C-MS-5, UO-1,
UO-2; G-MU-12, UO-1,
UO-2; G-MS-3; U-TU-B;
C-MX-5, UO-1, UO-2

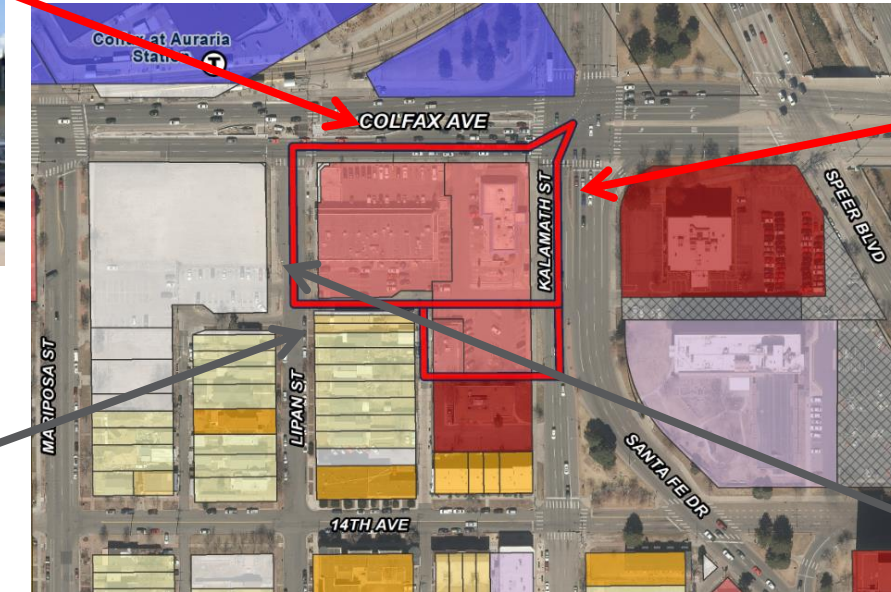
Existing Land Use



Current land use:
Commercial/Retail

Adjacent land uses:
Public/Quasi-public,
Office, Mixed-use, Two-
unit residential, Vacant

Existing Context – Building Form/Scale



Requested Zone District

| Design Standards | B-4 Waivers, UO-1, UO-2 (Existing) | C-MX-5 (Proposed) | C-MX-8 Waivers (Proposed) |
|--|---------------------------------------|--------------------------------------|--------------------------------------|
| Primary Building Forms Allowed | N/A | Town House, General, Shopfront | Town House, General, Shopfront |
| Height in stories/Height in feet (max) | N/A | 5/70' | 7/75' |
| Primary Street Build-To Percentages (min) | N/A | 70% to 75%* | 70% to 75%* |
| Primary Build-To Ranges | N/A | 0' to 15'* | 0' to 15'* |
| Primary Street Setback (min) | N/A | 0' to 10'* | 0' to 10'* |
| Building Coverage | 2:1 FAR | N/A | N/A |

*Standard varies between building forms

Affordable Housing Agreement for Rental Development

- Agreement has been reached in principle, to be executed prior to City Council Public Hearing
- 10% of all units will be income-restricted for 99 years
- 25% to have 2 bedrooms and 10% to have 3 bedrooms
- Income-restricted units serve up to 80% AMI including 10% allocation for 60% AMI
- Equitably distributed around the project
- Constructed of similar quality as market rate units

Process

- Informational Notice: 12/24/2019
- Revised application submitted: 8/27/2020
- Planning Board Notice: 9/14/2020
- Planning Board Public Hearing: 9/30/2020
 - Voted unanimously to move forward
- LUTI Committee: 10/13/2020
- City Council Public Hearing: 11/23/20 (tentative)
- RNO Comment – Letter of support from La Alma Lincoln Park Neighborhood Association
- Public Comment - 21 letters have been received
 - 18 letters of support
 - 2 letters of opposition
 - 1 letter of concern

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*
- *La Alma/Lincoln Park Neighborhood Plan*
- *Housing an Inclusive Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

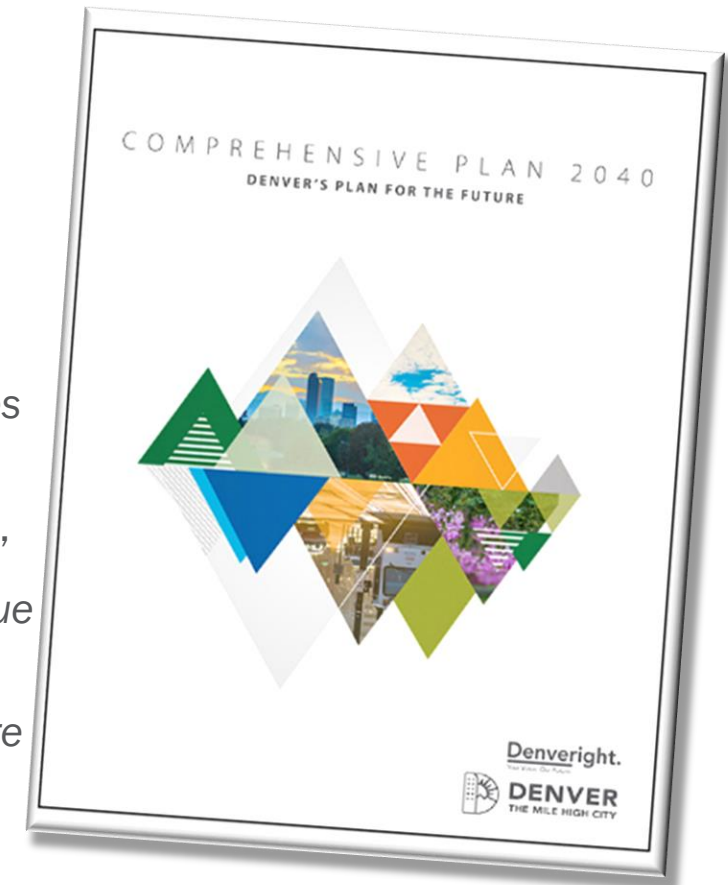
4. Justifying Circumstances

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

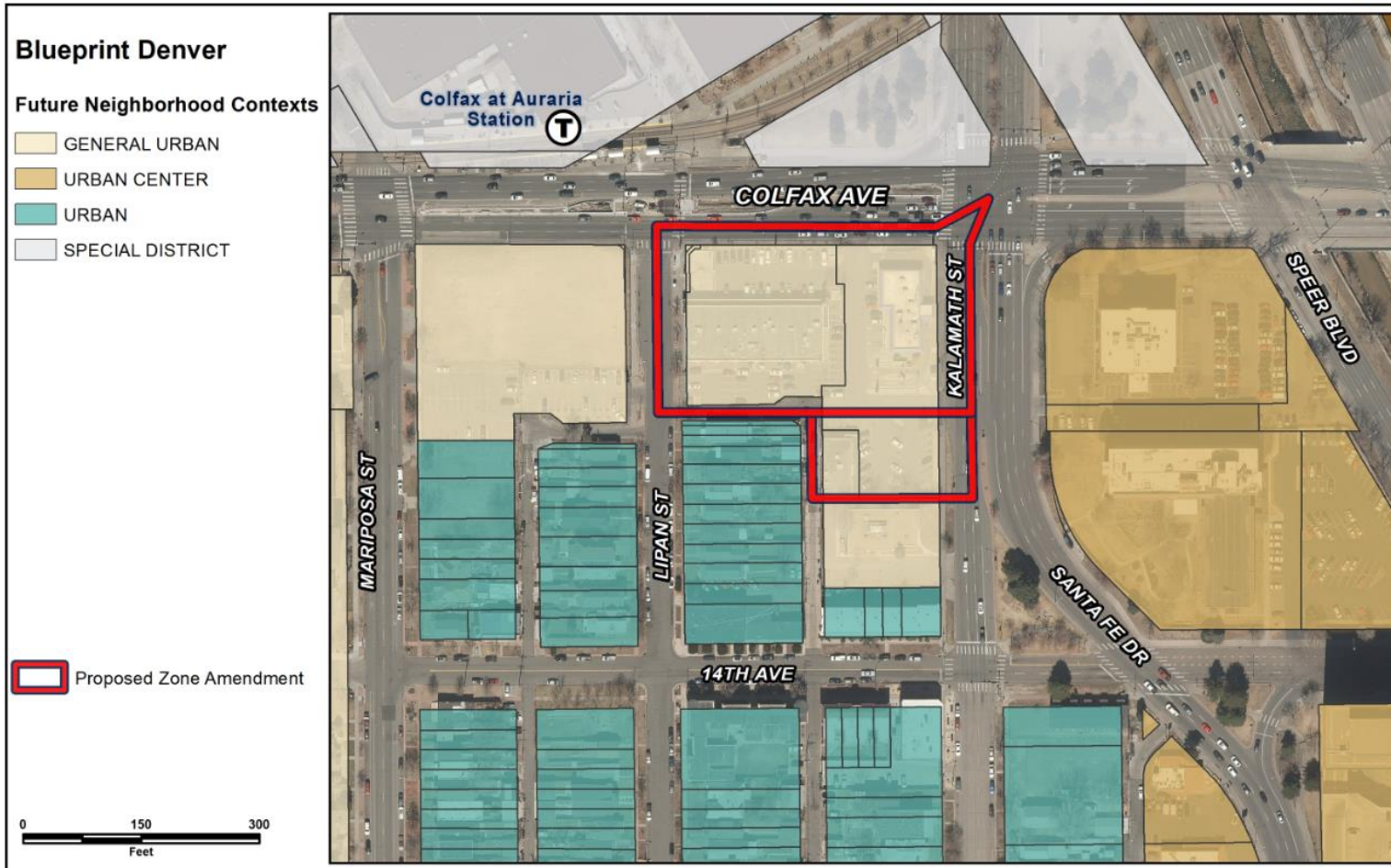
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- 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).* Economically Diverse and Vibrant Goal 3, Strategy A – *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver (p. 46).*
- 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).*

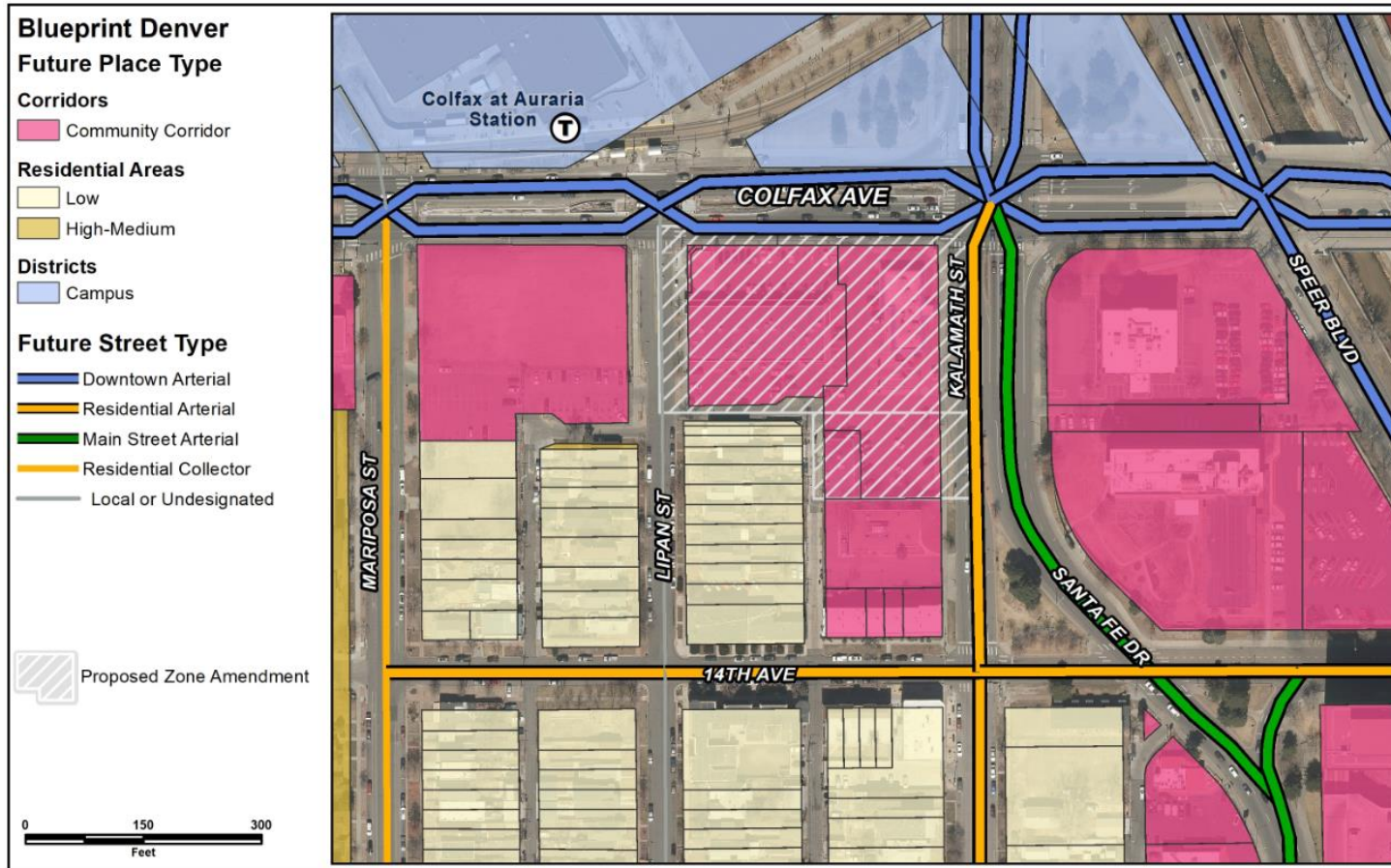


Consistency with Adopted Plans: Blueprint Denver



- **General Urban Neighborhood Context**
 - Multi-unit residential most common
 - Regular street grid with consistent alley access
- **Urban Center Neighborhood Context**
 - High mix of uses throughout
 - Well served by high capacity transit

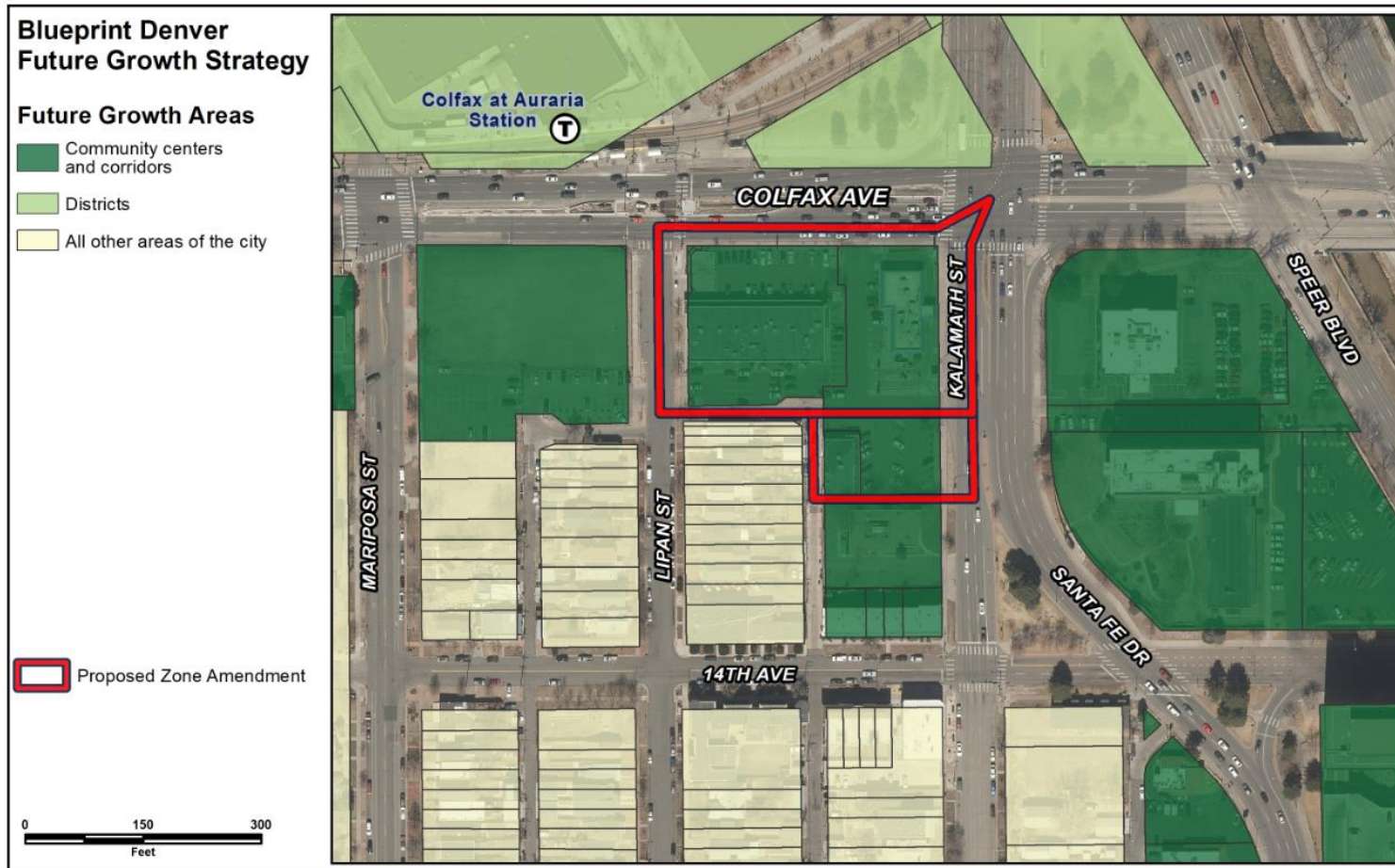
Consistency with Adopted Plans: Blueprint Denver



- **Community Corridor**
 - Mix of office, commercial and residential uses
 - Building heights are generally up to 8 stories
- **Street Types**
 - W Colfax Ave: Downtown Arterial
 - Kalamath St: Residential Arterial
 - Lipan St: Local or Undesignated

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy: Community centers and corridors

- 25% of new housing
- 20% of new employment

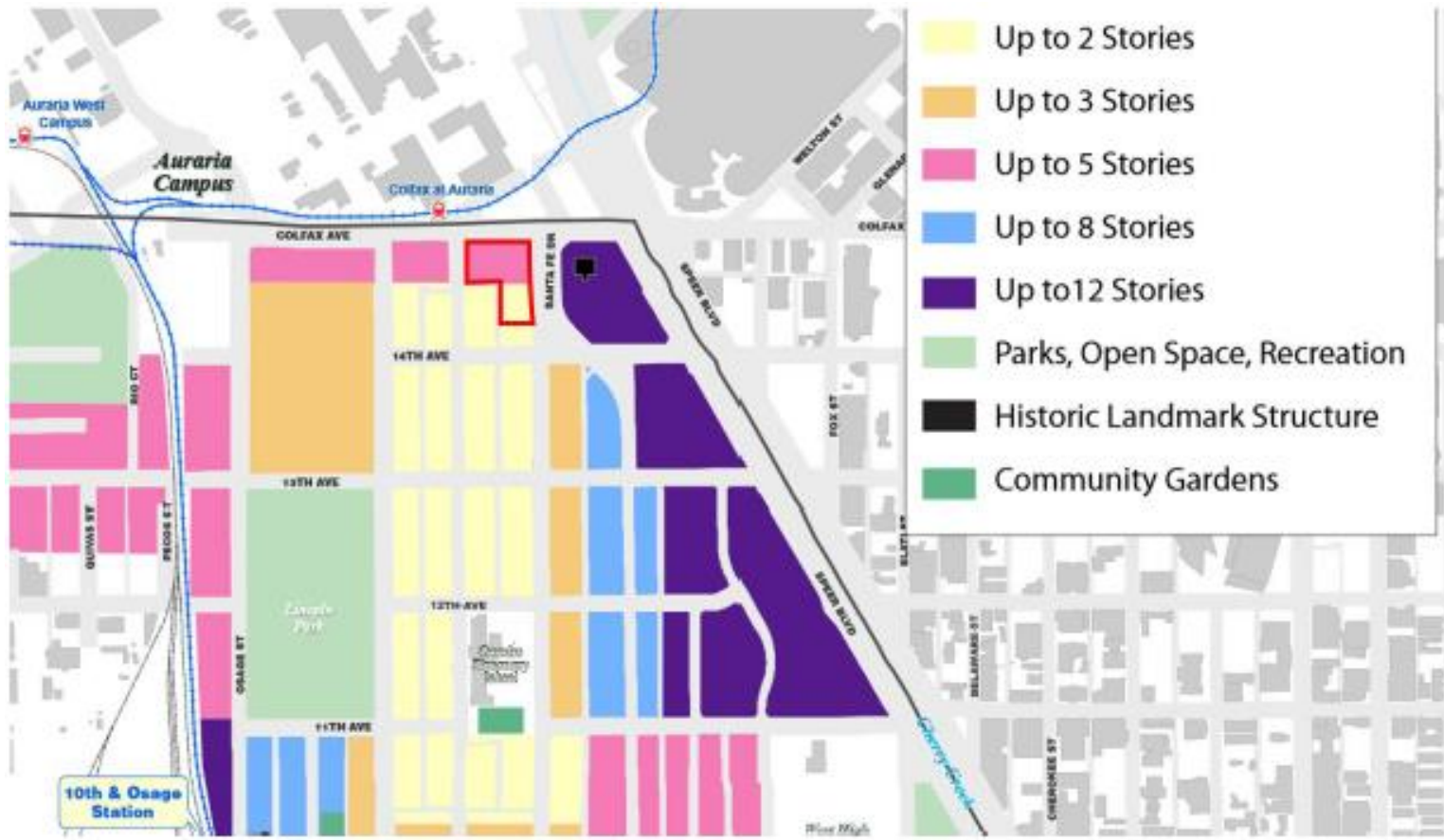
Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: La Alma/Lincoln Park Neighborhood Plan (2010)



- Plan envisions neighborhood as a stable, mixed income residential neighborhood providing connections to surrounding neighborhoods, Downtown and the Auraria Campus
- Subject properties mapped as mixed-use retail and mixed-use commercial
- Recommendation in these areas include “apply mixed use zoning to areas of change” which the properties were designated in Blueprint Denver 2002

Consistency with Adopted Plans: La Alma/Lincoln Park Neighborhood Plan (2010)



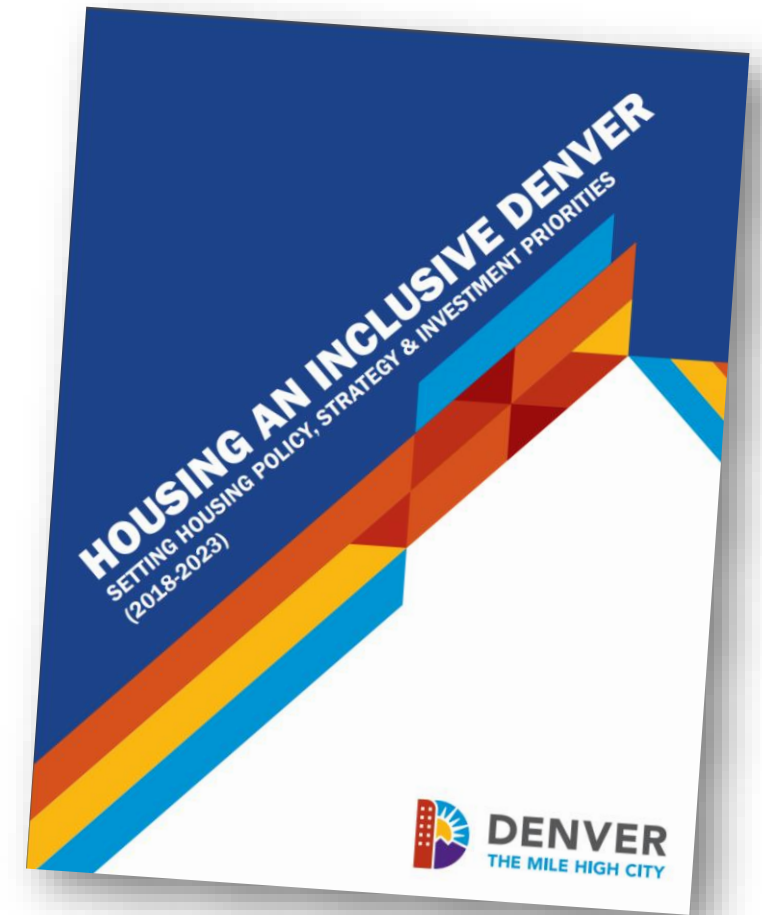
When applicants propose a zoning change for more intensity, plan says applicant must substantially mitigate negative impacts

Applicant has committed to:

1. Affordable housing agreement
2. Increased amount of retail based on neighborhood input
3. Relocated truck access based on neighborhood alley concerns
4. Live/work units along Lipan Street to integrate with residential area
5. Public art to be included along Kalamath Street to integrate into Art District on Santa Fe

Consistency with Adopted Plans: Housing an Inclusive Denver (2018)

- Plan provides guidance and strategies to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents
- Core goals include creating affordable housing in vulnerable areas and in areas of opportunity and stabilizing residents at risk of involuntary displacement
- A recommendation of particular importance is to promote the development of new affordable, mixed-income and mixed-use rental housing



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans
 - Facilitate increased housing density near transit
 - Provide better health outcomes through increased physical activity
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
 - Retained Former Chapter 59 zoning
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

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