



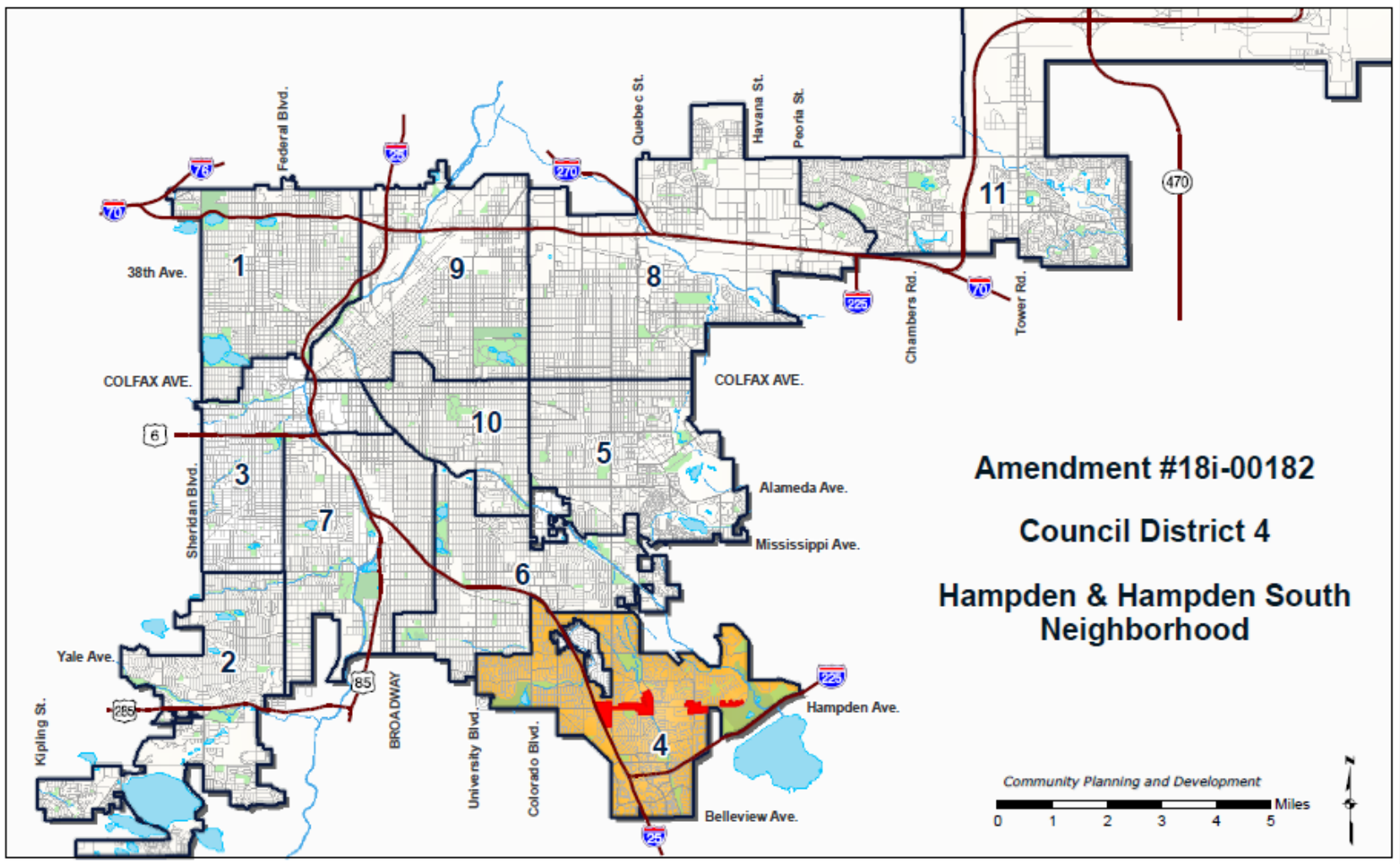
Southmoor/Hampden Legislative Rezoning

2018i-00182

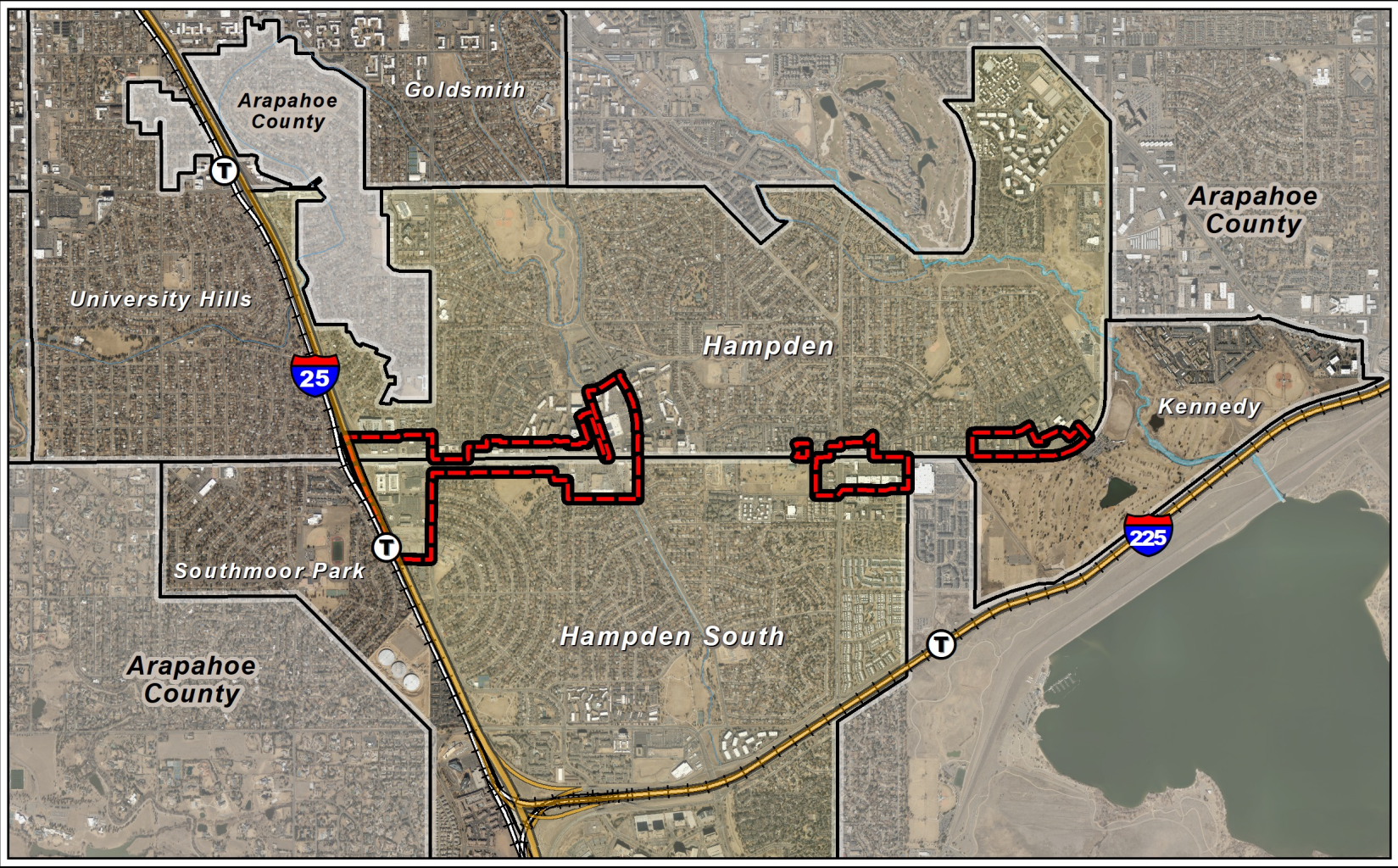
Request: From various zone districts to S-MX-3, S-MX-5, and S-MX-5A
UO-1 UO-2

December 8th, 2020

Council District 4



Hampden and Hampden South Statistical Neighborhood



Request: S-MX-5A U0-1 U0-2, S-MX-3A, S-MX-5A



122 parcels, 164 acres total.

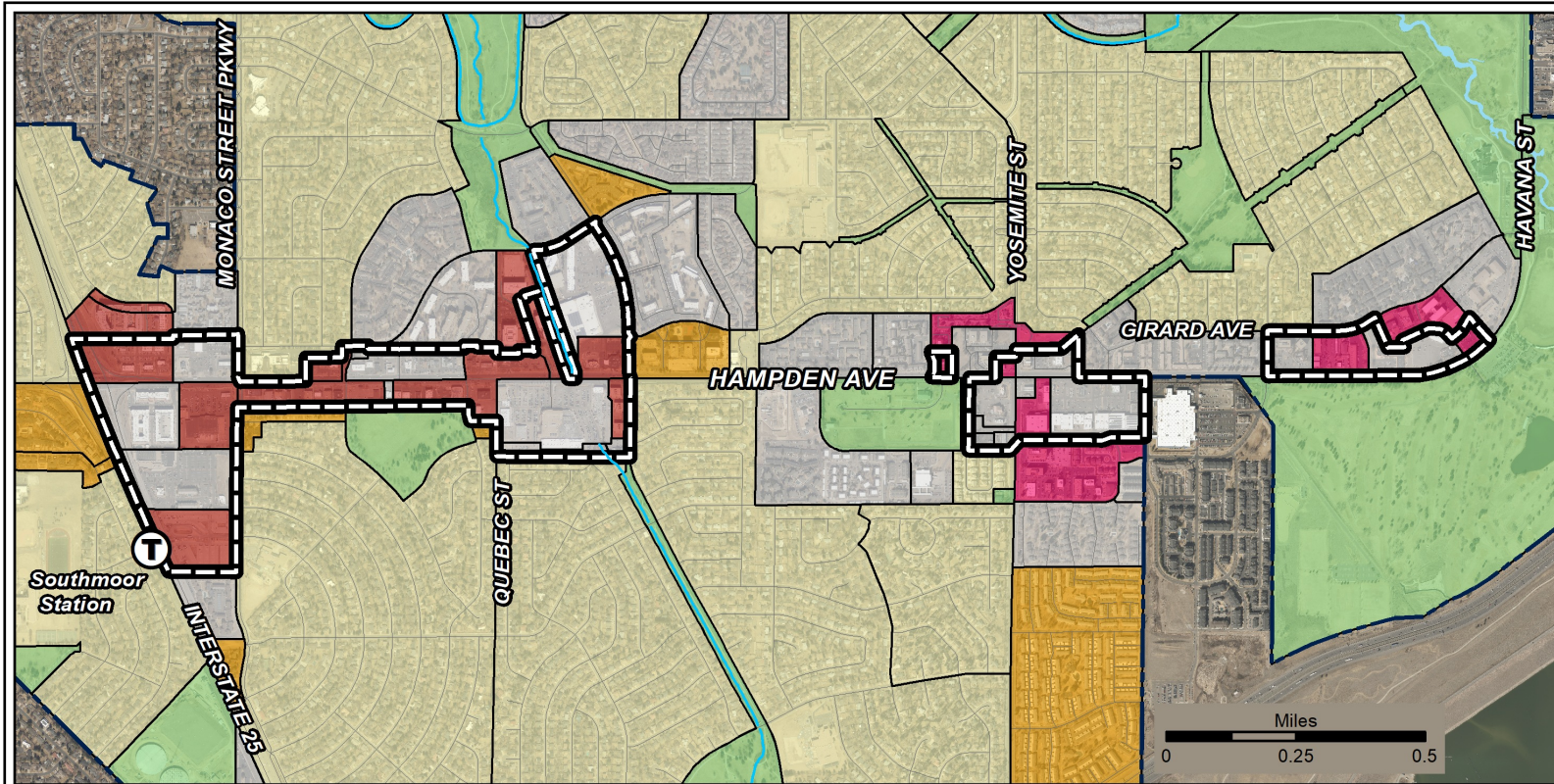
Suburban Neighborhood Context –
Mixed Use – 3/5 stories maximum
height, A series








General and Shopfront building
forms

Legislative rezoning intended to
implement adopted plan guidance.

No developer-driven redevelopment
contemplated in connection with the
legislative rezoning.

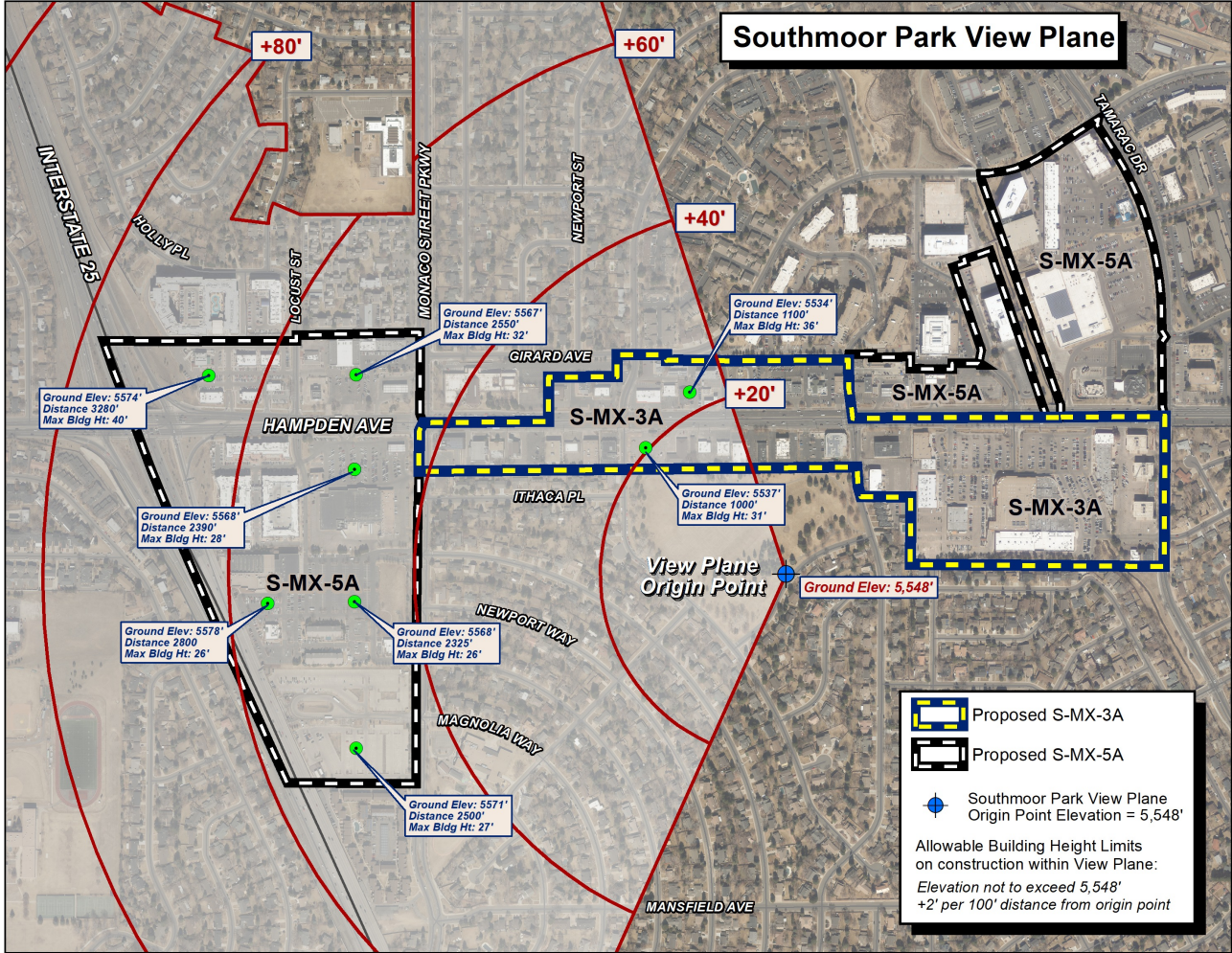
Existing Zoning



 Proposed Zone Amendment	Existing Zoning in Amendment Area	Other Existing Zoning in Map
	 Mixed Use (MX, M-GMX)	 Single Unit (SU)
	 Commercial Corridor (CC)	 Multi Unit (MU, RH, RO, TH)
	 Former Chapter 59: P-1; B-1; B-2; B-3; B-A-3; R-MU-30; PUD	 Open Space

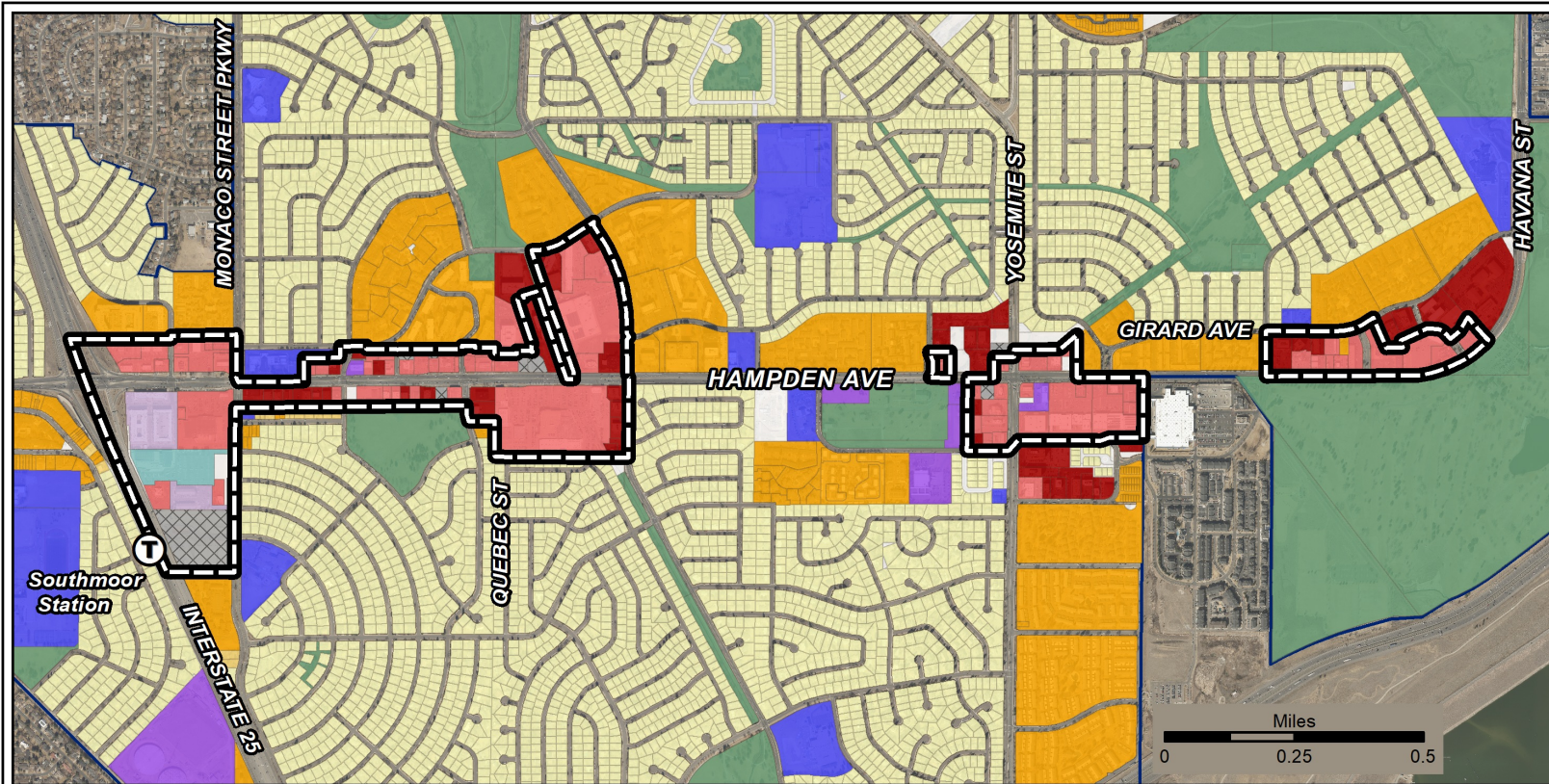
Current zoning:
 S-MX-5 UO-1 UO-2,
 B-A-3 with waivers,
 R-MU-30,
 S-MX-3,
 S-MX-5,
 B-1,
 B-3 with waivers,
 B-3,
 S-MX-2,
 P-1 with
 waivers,
 B-2,
 B-2 with waivers,
 PUD 173,
 PUD 198,
 S-CC-3X

Southmoor Park View Plane



- Maximum height restrictions range from 12 feet to 42 feet
- Exceptions are permitted
 - Districts zoned for business may be built to a height of 42 feet
- Existing structures that do not comply may be replaced with current height and use

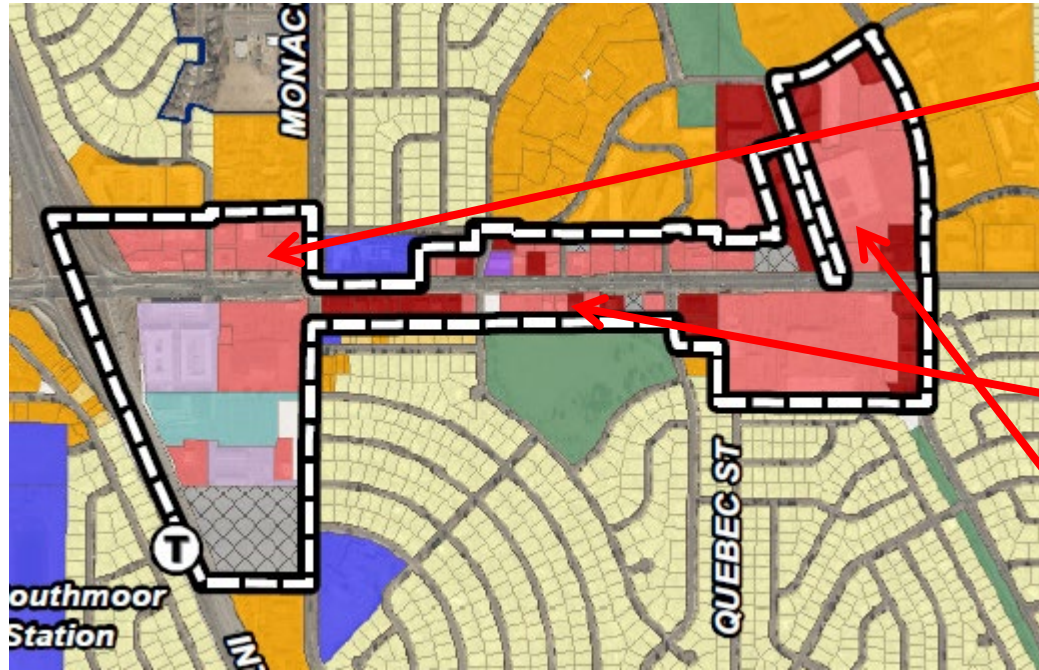
Existing Land Use



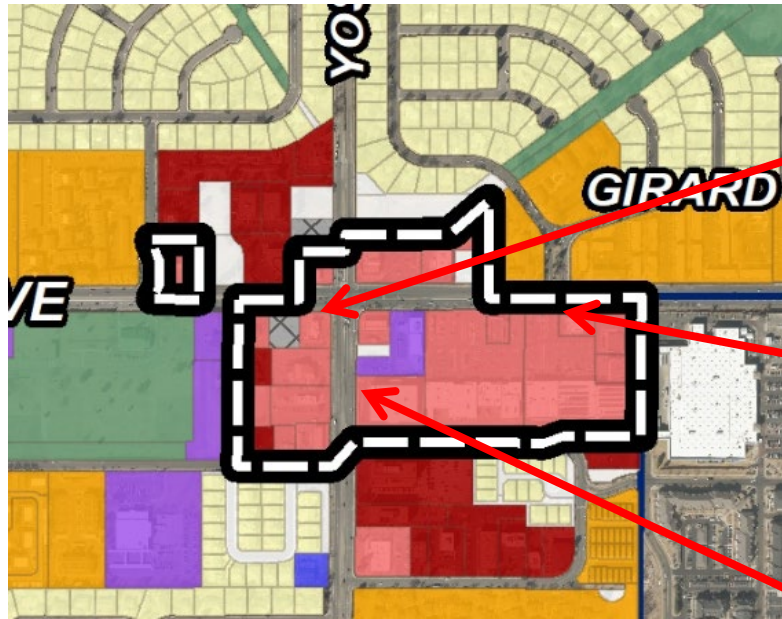
Proposed Zone Amendment	Existing Land Use - In Amendment Area	Other Existing Land Use in Map
	Commercial/Retail	Single-unit Residential
	Industrial	Two-unit Residential
	Mixed-use	Office
	Entertainment/Cultural	Parking
		Public/Quasi-public
		Park/Open Space
		Multi-unit Residential

Primarily a mix of commercial/retail, office, mixed use including some multi-unit residential

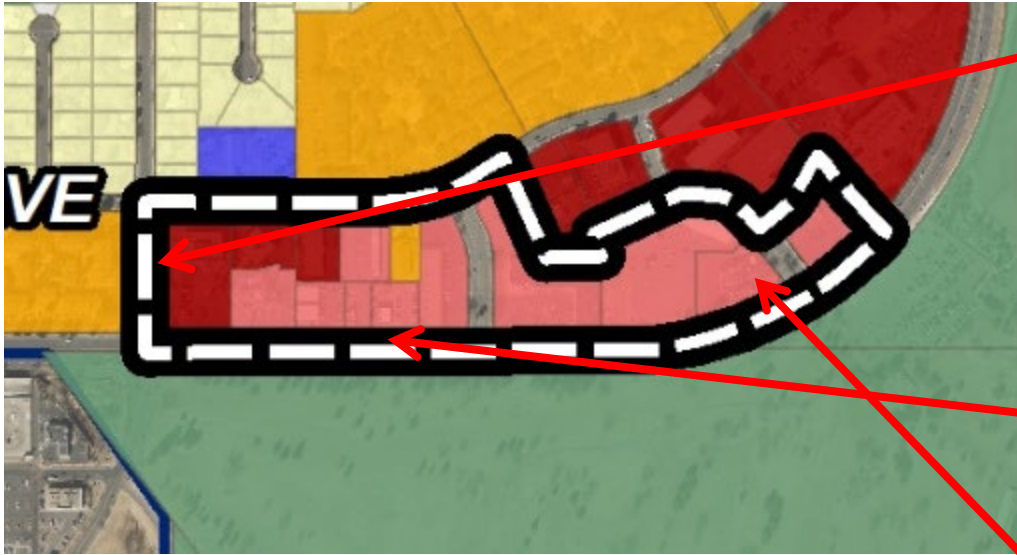
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

- Informational Notice: 5/16/20
 - Planning Board Notice Posted: 11/3/2020
 - Planning Board Public Hearing: 11/18/2020
 - LUTI Committee: 12/8/2020
 - City Council Public Hearing (tentative): 1/18/2021
-
- Community Open House: November 2019
 - Public Comment: No Public Comment

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*

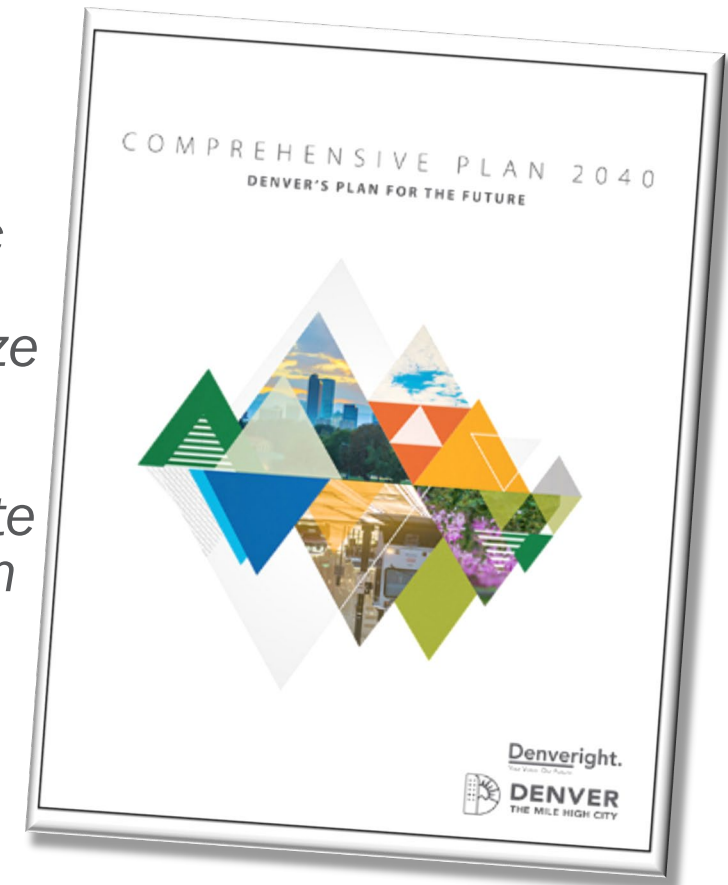
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable 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 7, Strategy B – *Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood (p.30).*
- Strong and Authentic Neighborhoods Goal 2, Strategy C – *Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm (p. 34).*
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit station and along high- and medium-capacity transit corridors (p. 54)*



Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Affordable 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 7, Strategy B – *Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood (p.30).*

Review Criteria: Consistency with Adopted Plans

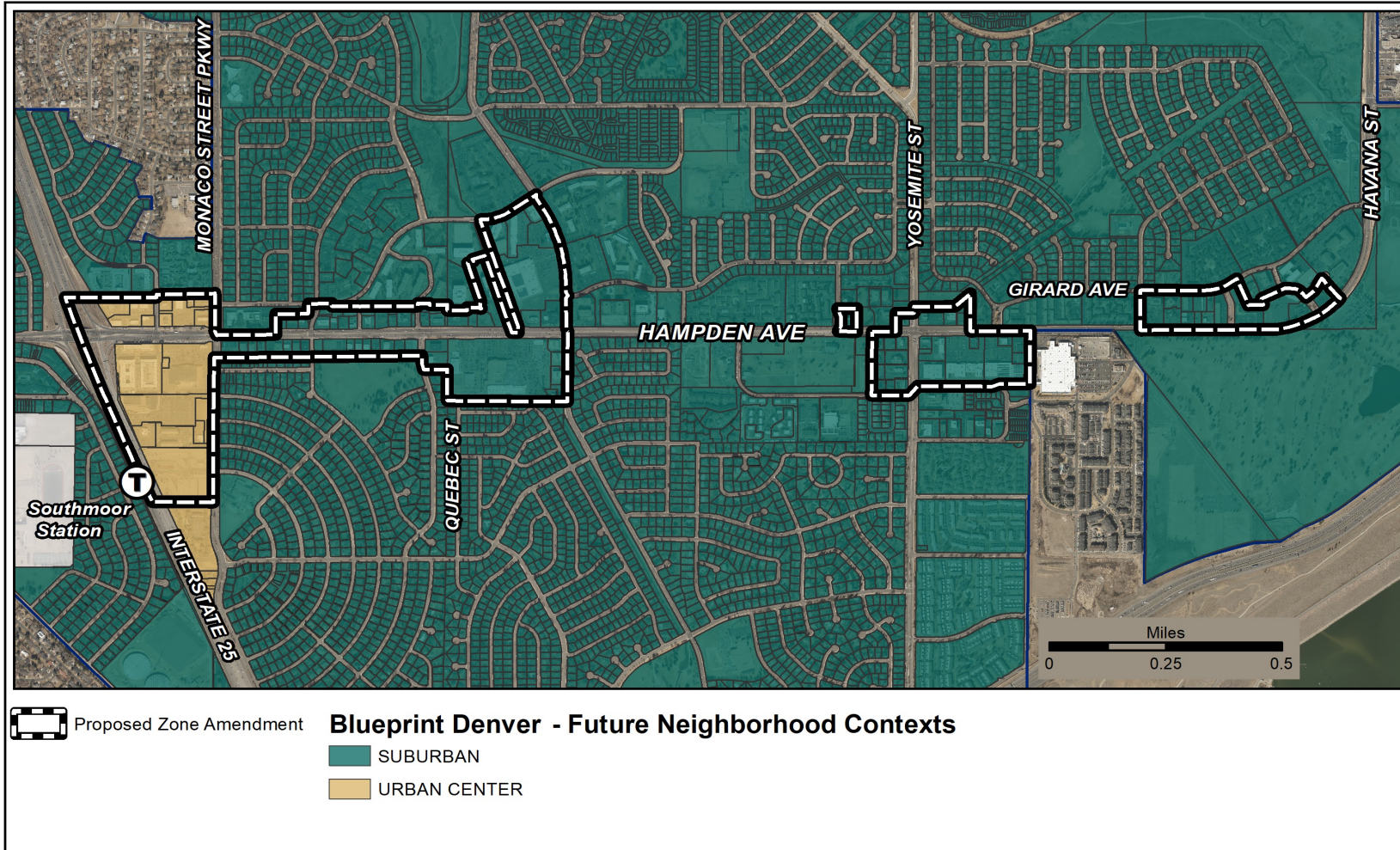
Climate



Comprehensive Plan 2040

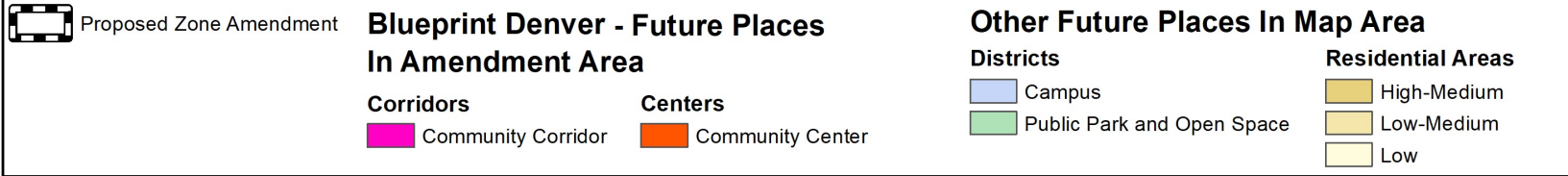
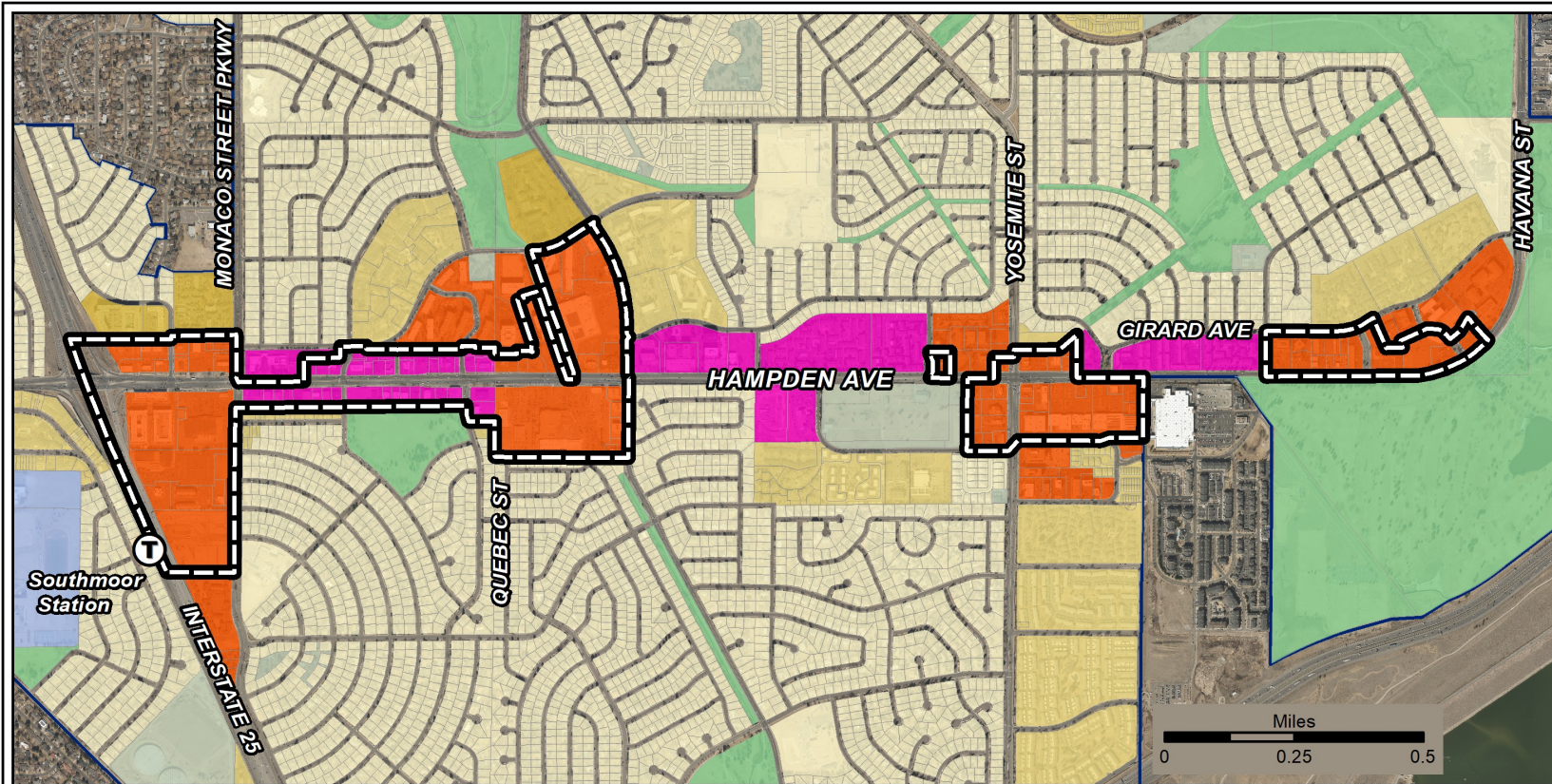
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p.54).*
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high- and medium- capacity transit corridors (p. 54).*

Consistency with Adopted Plans: Blueprint Denver



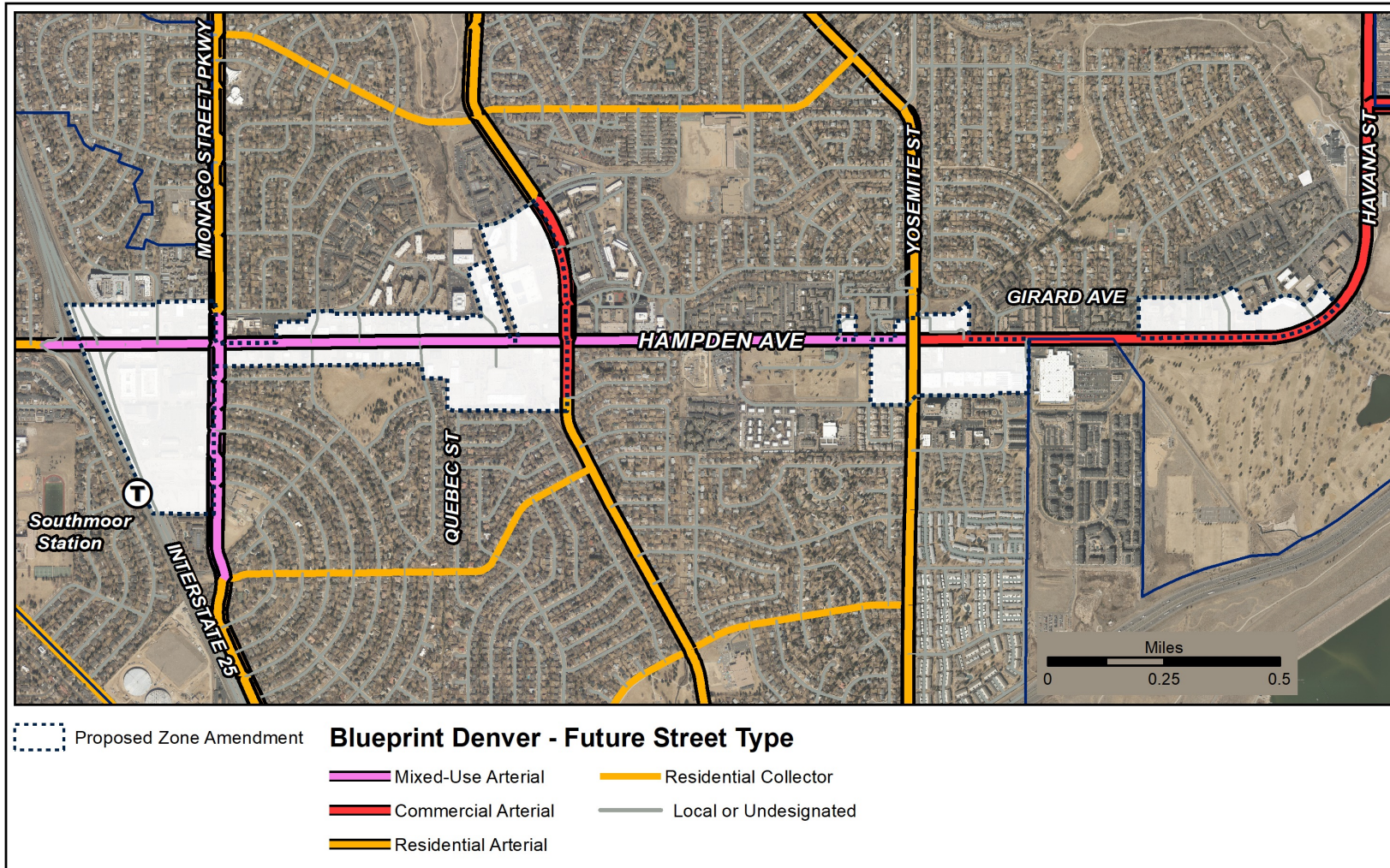
- **Urban Center**
 - High mix of uses
 - Regular block patterns with alley access
 - Larger scale buildings closer to the street
- **Suburban**
 - Range of uses from single and multi-unit residential to commercial centers and corridors
 - Irregular block patterns with curvilinear streets
 - Buildings are farther setback from the street

Consistency with Adopted Plans: Blueprint Denver



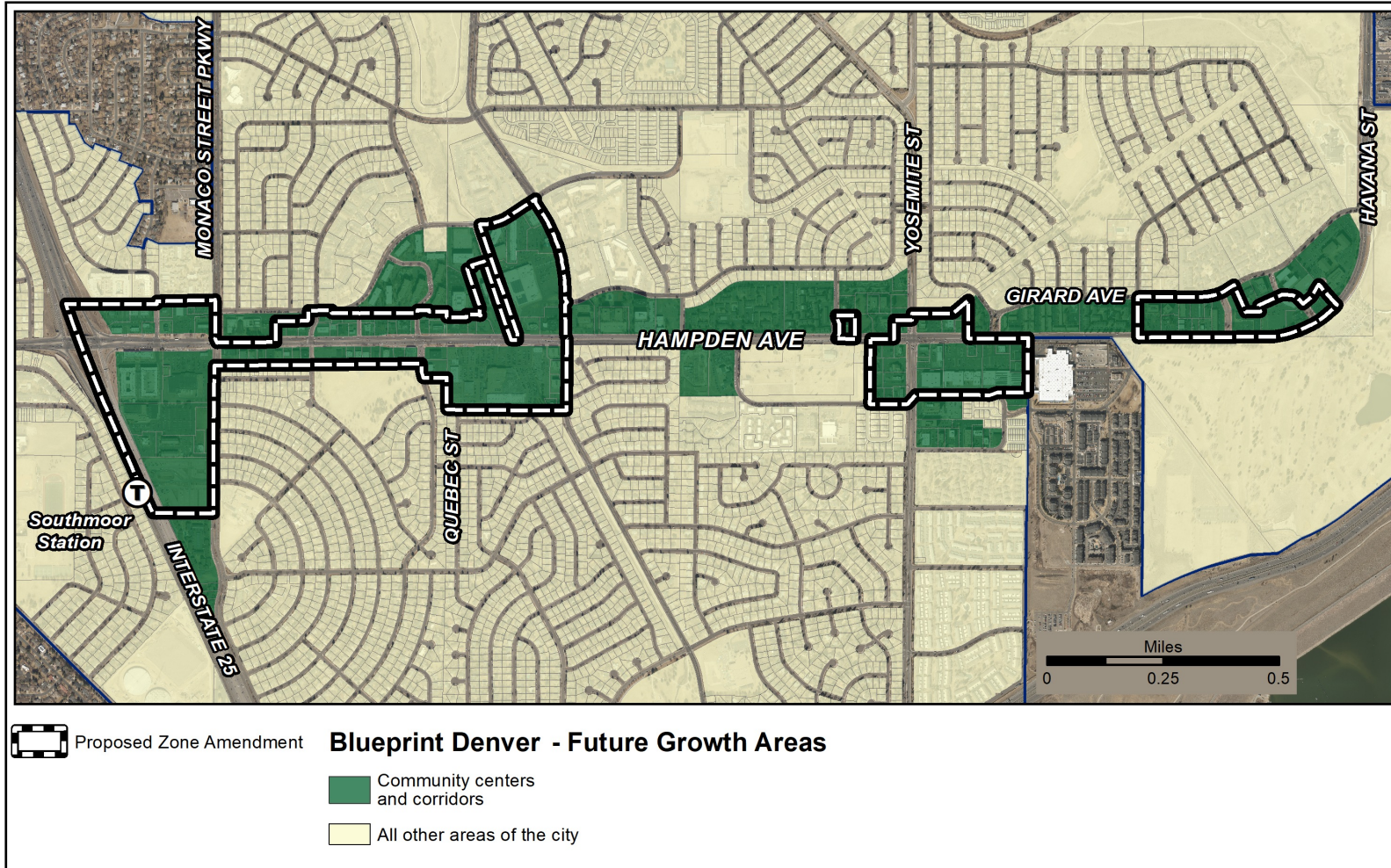
- **Community Center**
 - Mix of office, commercial, and residential uses
 - Heights are generally up to 5 stories
- **Community Corridor**
 - Mix of office, commercial, and residential uses
 - Heights are generally up to 5 stories

Consistency with Adopted Plans: Blueprint Denver



- **Mixed Use Arterial**
 - Varied mix of uses including retail, office, residential and restaurants.
 - Multi-story buildings with shallow front setbacks
- **Commercial Arterial**
 - Typically contain commercial uses including shopping, auto services, and offices
 - Buildings are setback with on-site parking
- **Residential Arterial/Collector**
 - Primarily residential uses
 - Modest setback

Consistency with Adopted Plans: Blueprint Denver



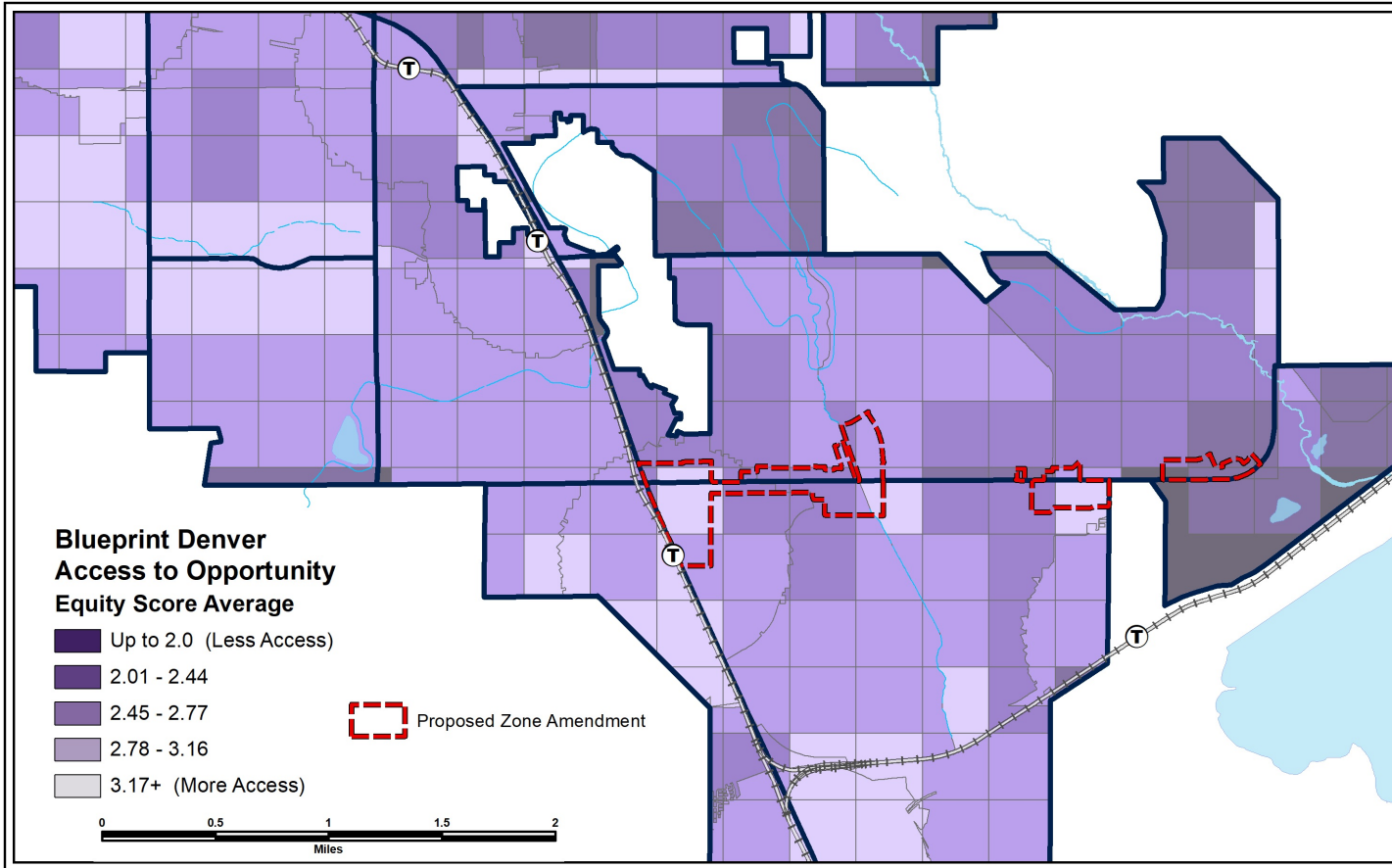
- Growth Areas Strategy
 - Community Centers and Corridors
 - 20% of jobs, 25% of housing
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form Policies

- 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).
- General, Policy 11, Strategy A: *“Prioritize larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals”* (p. 70).
- Design Quality & Preservation, Policy 5: *“Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places”* (p. 103).

Consistency with Adopted Plans: Blueprint Denver

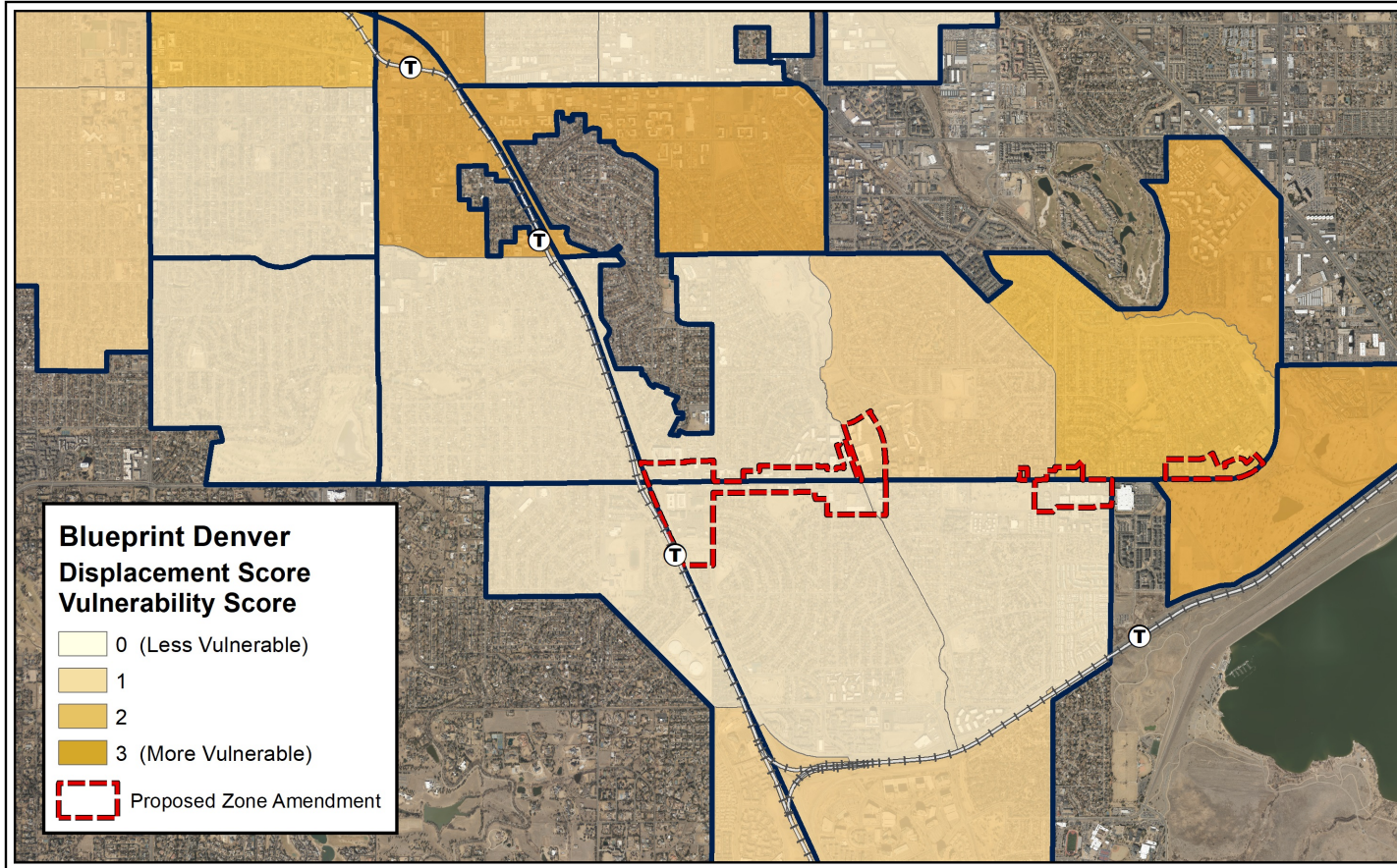


Access to Opportunity

- Average Access
 - Equity Index
 - Proximity to Transit
 - Access to Centers and Corridors
- Less access to the built environment (parks and grocery stores)
- More residents in area with high life expectancy

For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

Consistency with Adopted Plans: Blueprint Denver

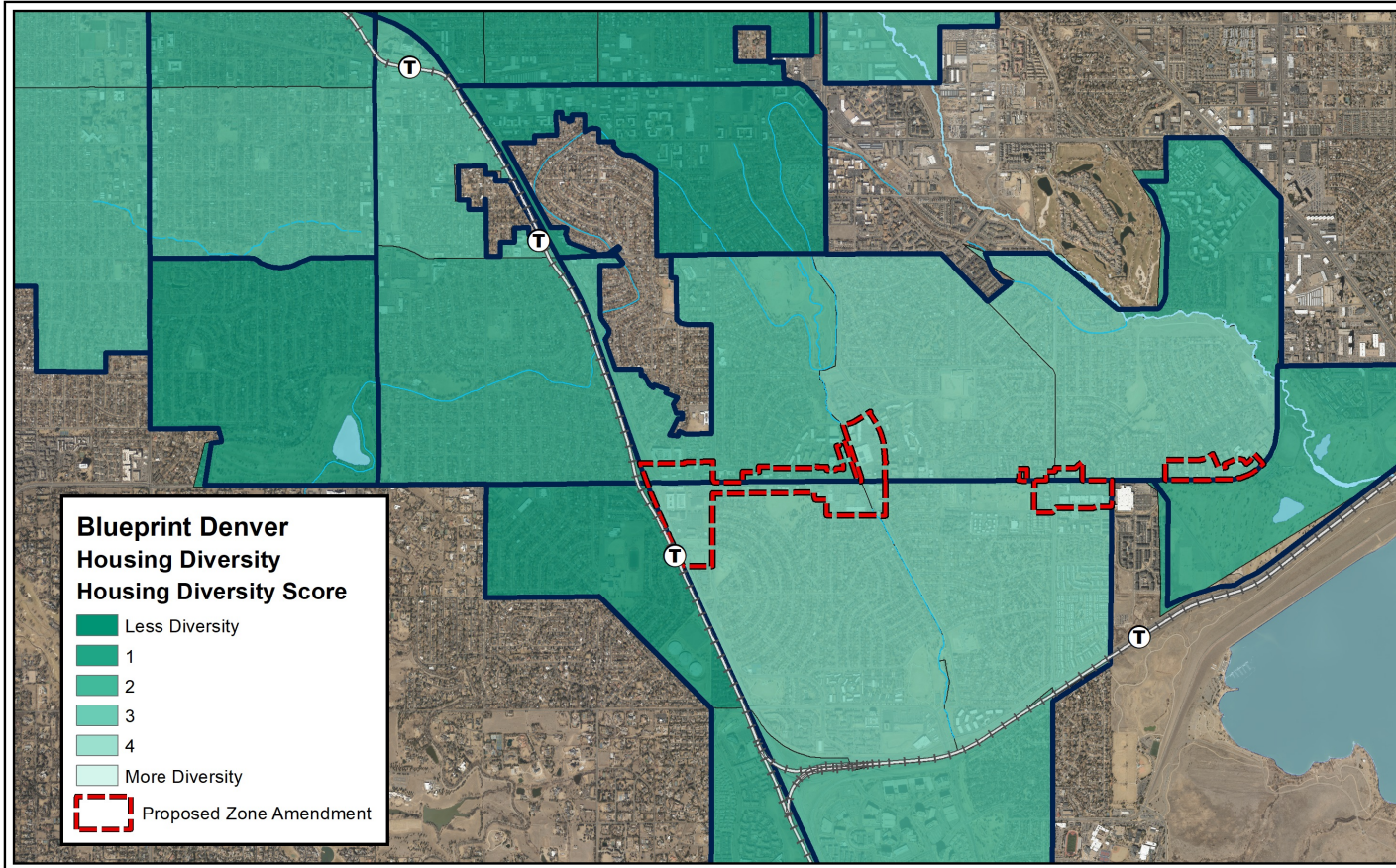


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Vulnerability to Displacement

- Not Vulnerable to More Vulnerable
 - Median household income
 - Percent of renters
 - Educational attainment
- Rezoning of commercial properties along the corridor is for better design outcomes
- Limited impact on vulnerability to displacement

Consistency with Adopted Plans: Blueprint Denver

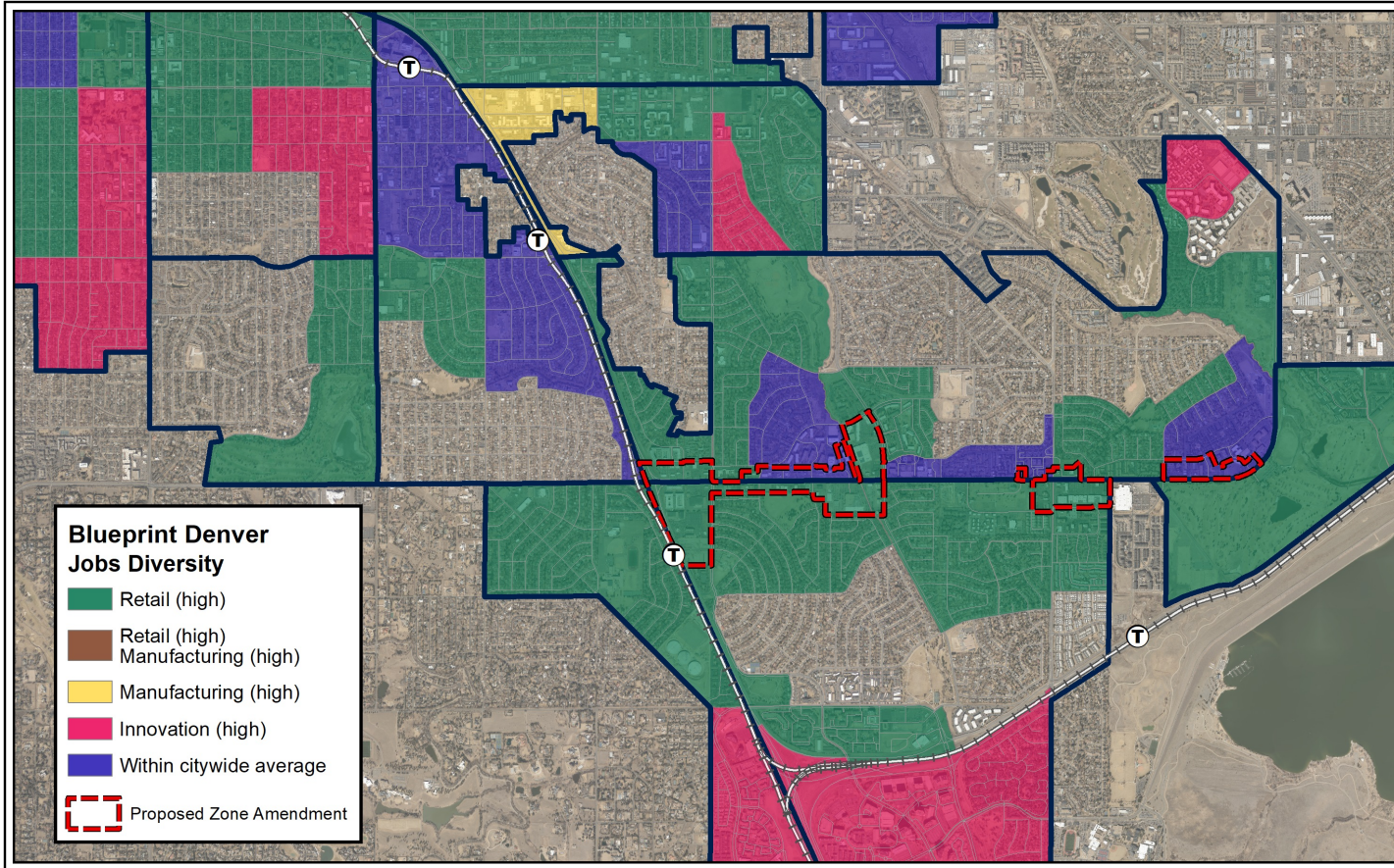


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Housing Diversity

- Some Diversity
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - Affordable units
- Limited impact on housing diversity
- Multi-unit residential uses are permitted and may increase housing diversity

Consistency with Adopted Plans: Blueprint Denver



For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

Jobs Diversity

- Greater emphasis on retail
- Rezoning will allow for a variety of commercial uses that could strengthen the overall job mix

Review Criteria

Denver Zoning Code 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. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare