



DENVER
THE MILE HIGH CITY

I-25 and Broadway Station Area

Multiple addresses on 800-1000 blocks S. Broadway,
301 W. Mississippi Ave., 700 S. Santa Fe Dr., 925 S.
Santa Fe Dr., 711 S. Cherokee St., 501 W. Ohio
Ave., 510 W. Tennessee Ave., and 99 W. Kentucky
Ave

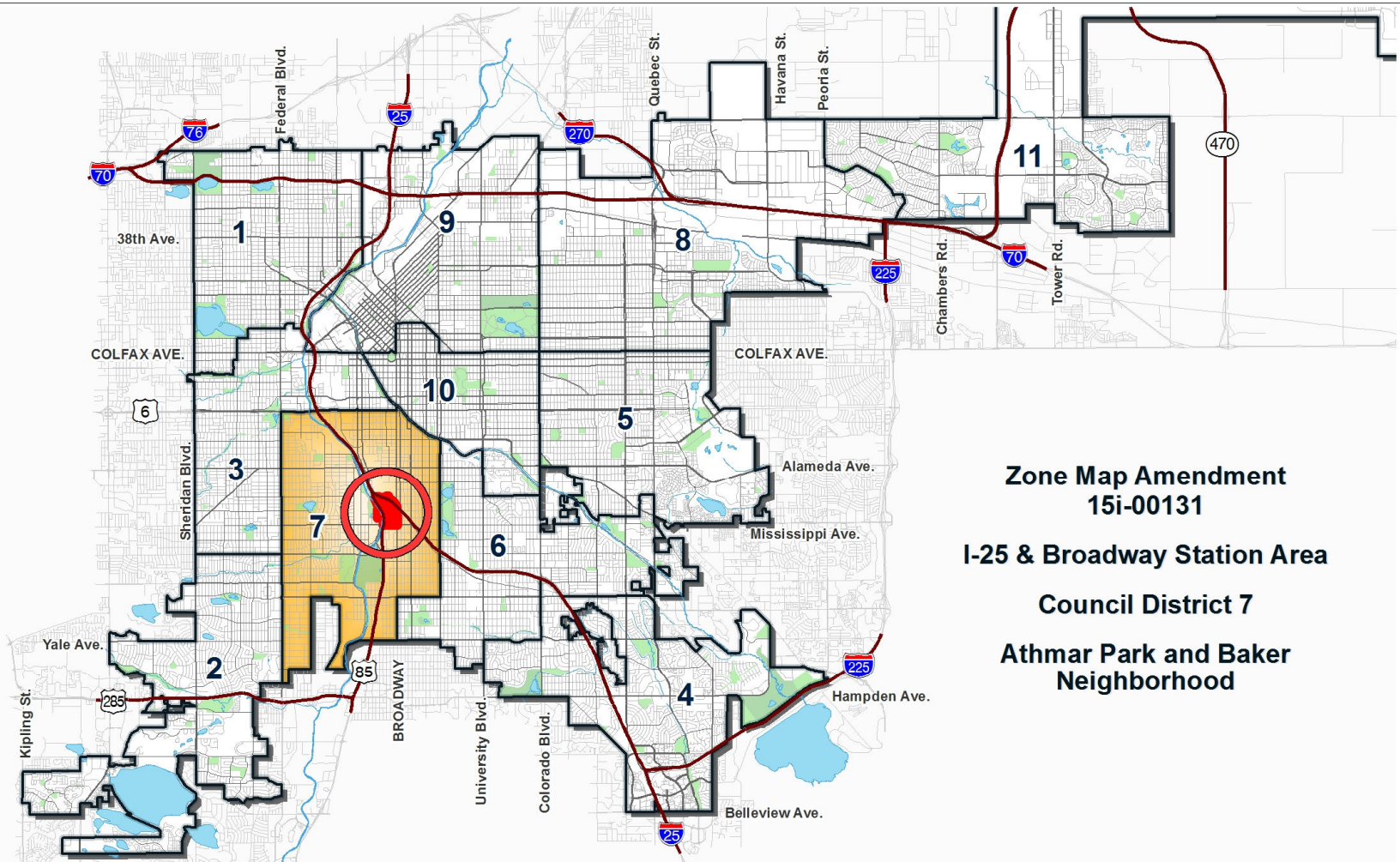
T-MU-30 W/C UO-1 to
C-MS-12, C-MX-12, C-MX-16, C-
RX-8

FOR CITY SERVICES VISIT DenverGov.org | CALL 311



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Council District 7

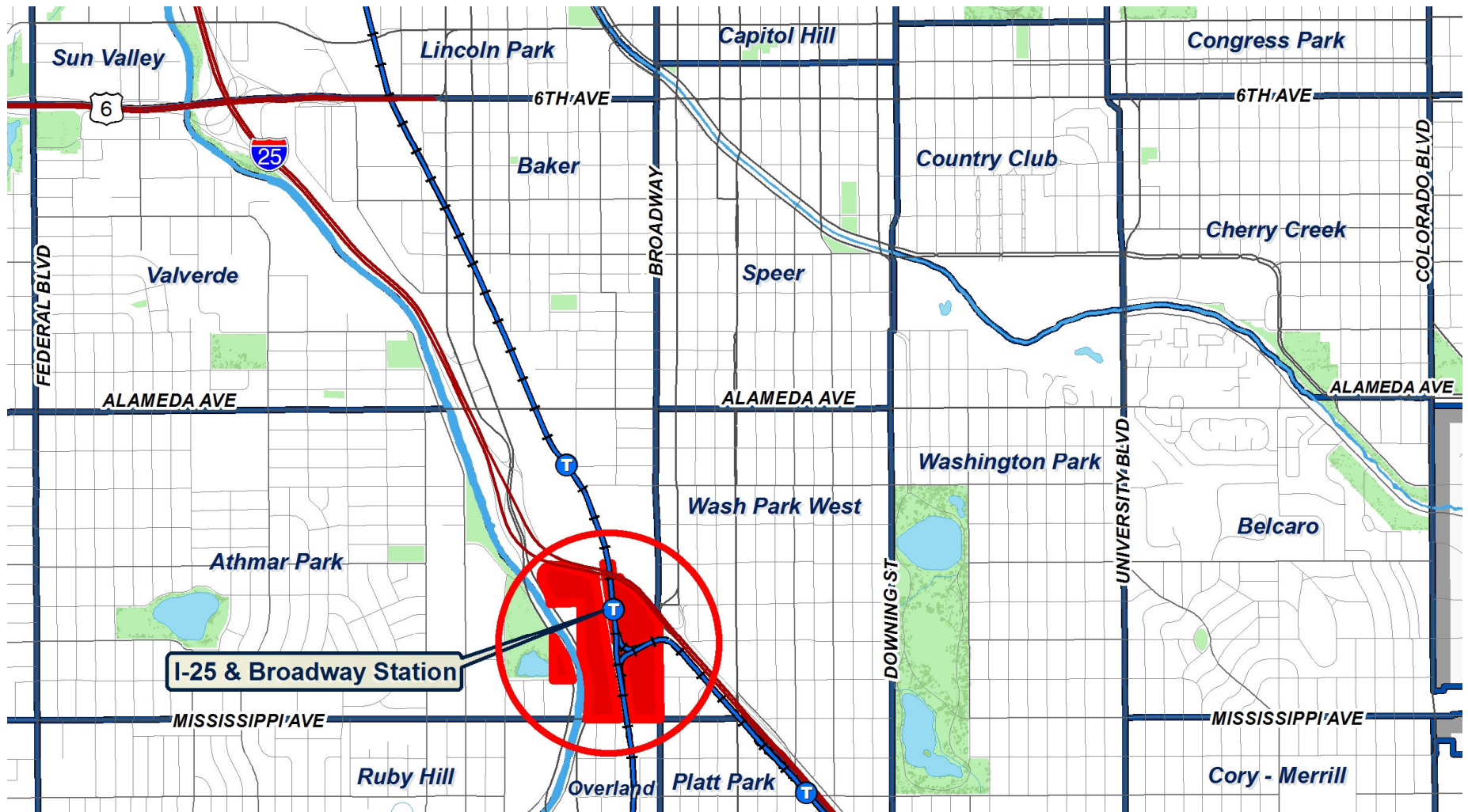


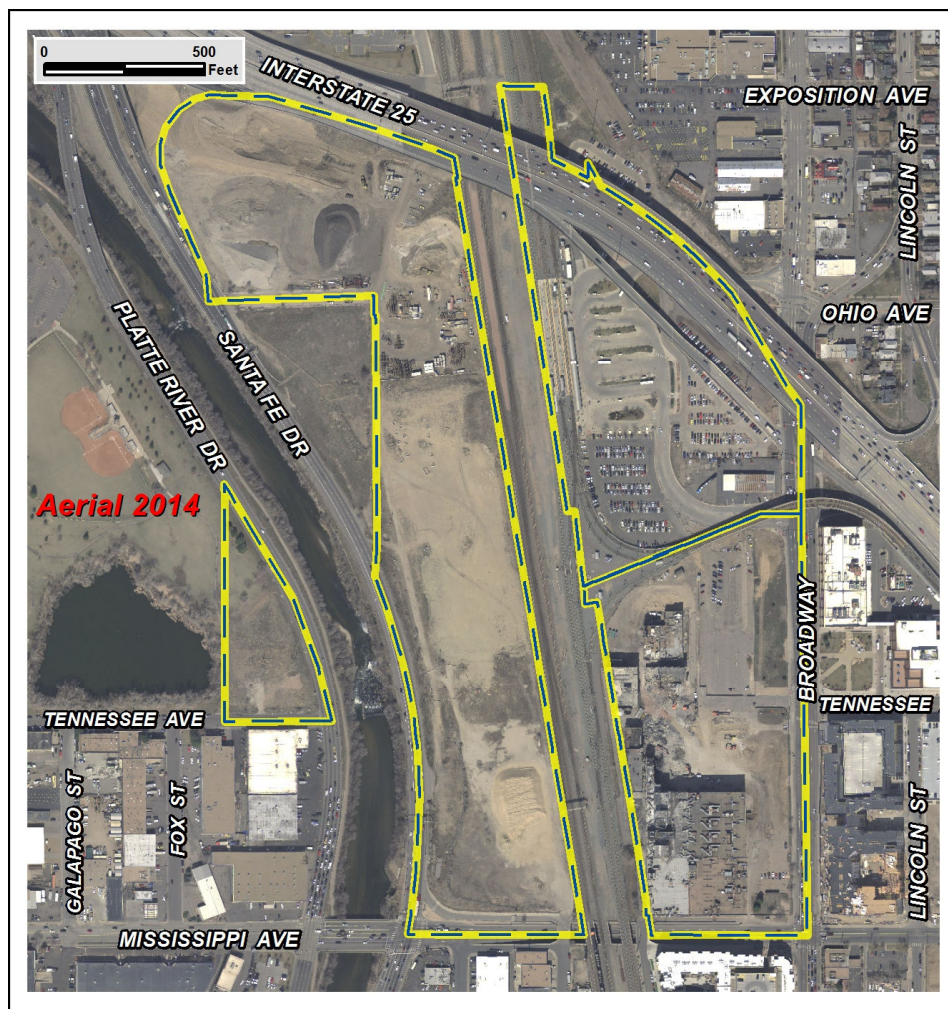
**Zone Map Amendment
15i-00131
I-25 & Broadway Station Area
Council District 7
Athmar Park and Baker
Neighborhood**



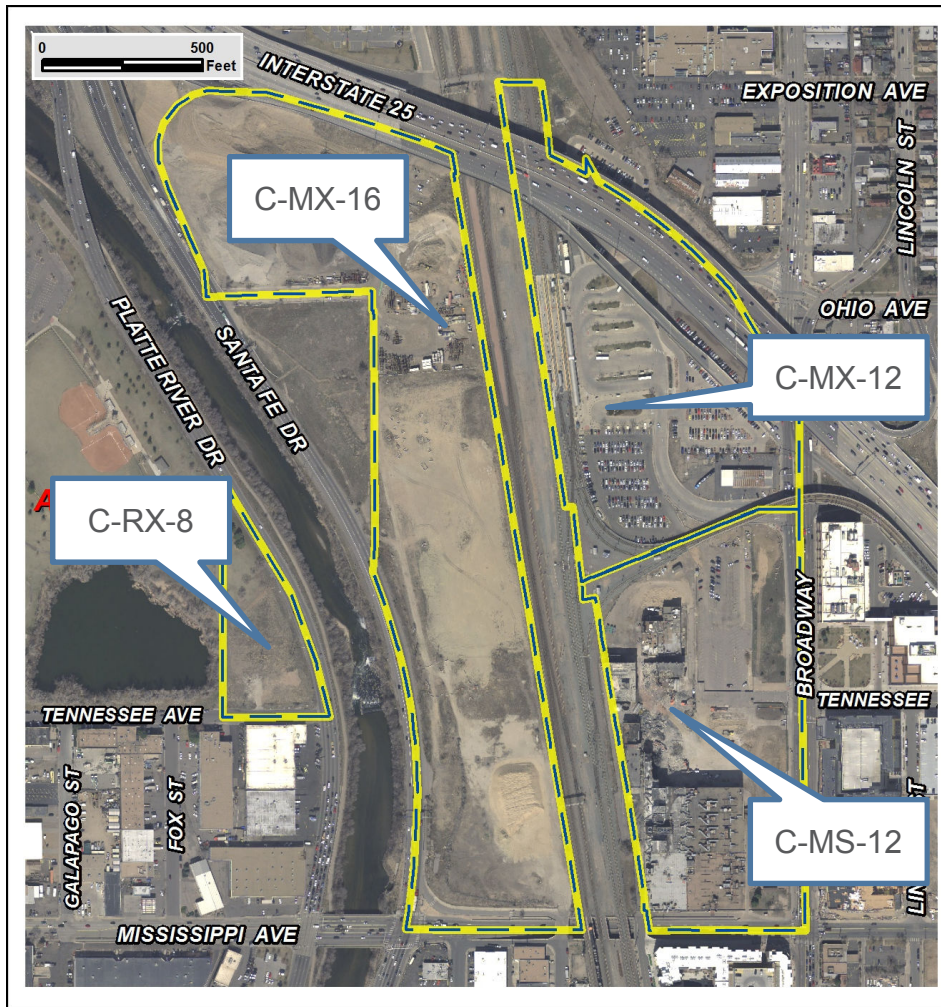
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Baker and Athmar Park Neighborhoods





- At the I-25 and Broadway Station Area
- Bound by I-25, S Broadway, Mississippi Ave, Santa Fe/Platte River Drive
- Split by the CML and South Platte River
- Vanderbilt Park East and West to the west



- Property:
 - 58.5 acres
 - Largely vacant, former industrial; one small auto service structure; RTD station
 - Four property owners
- Property Owners:
 - Requesting rezoning to facilitate redevelopment
- Rezone from T-MU-30 W/C UO-1 to C-MX-12, C-MS-12, C-MX-16, C-RX-8

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



Request: C-MS-12, C-MX-12, C-MX-16, C-RX-8

Urban Center Neighborhood Context – Main Street, Mixed Use, Residential Mixed Use – 12, 16, 8 stories max. ht.


Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

7.2.2.2 Specific Intent

- A. Mixed Use C-MX-3 building
- B. Mixed Use C-MX-3 building
- C. Mixed Use C-MX-3 building
- D. Mixed Use C-MX-3 building
- E. Mixed Use C-MX-3 building

SECTION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptions



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial 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.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center 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.

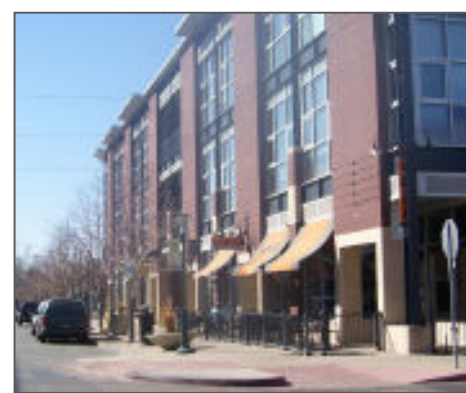
SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

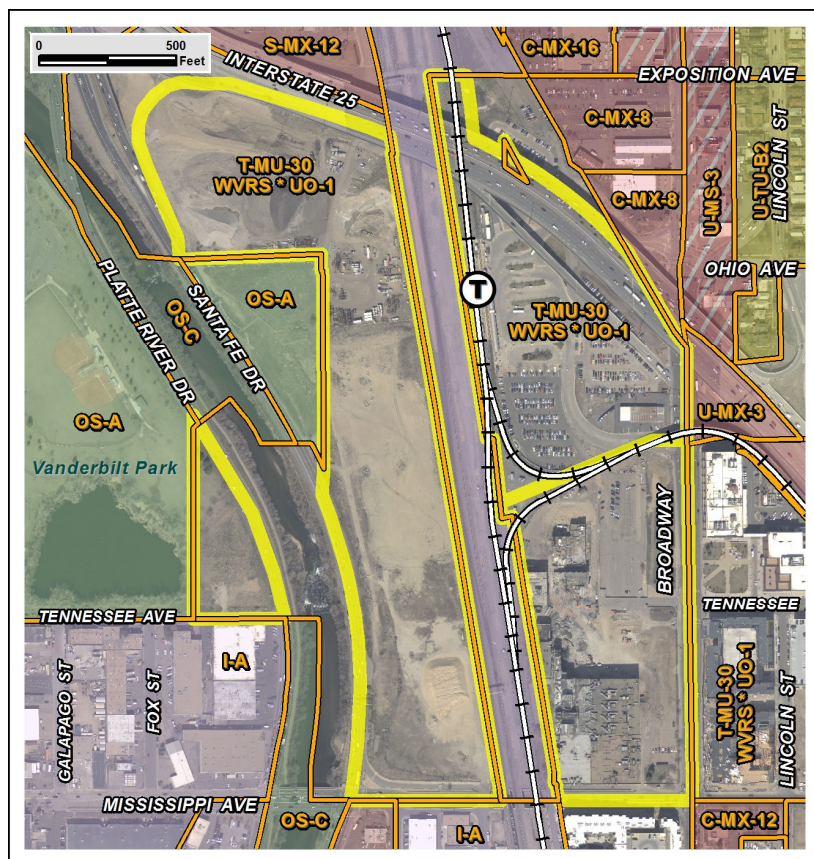
DENVER ZONING CODE
June 25, 2010

7.2-2 | 7.1-1



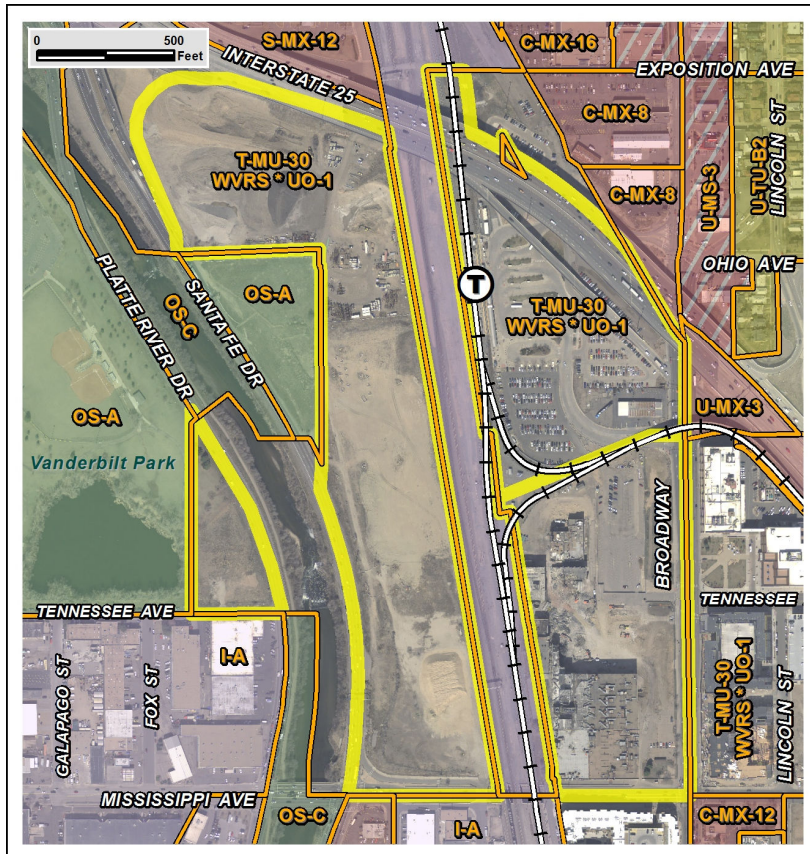
- Zoning
- GDP/UDS&G
- View Planes
- Land Use
- Building Form/Scale

Existing Context – Zoning



- Current Zoning
 - T-MU-30 Waivers and Conditions UO-1
 - FAR: 5:1
 - Height: 220 feet
 - Waivers for Parcel 5:
 - Waives certain permitted uses
 - Waivers for Parcel 6:
 - Waived Reduction of Off-Street Parking Spaces
 - Waived ability to provide parking across the GDP
 - Conditions
 - Infrastructure Master Plan included with GDP
 - TRES and I-25 improvements could proceed prior to approval of GDP
 - UO-1
 - Adult uses allowed along with distance and spacing requirements

Existing Context – Zoning



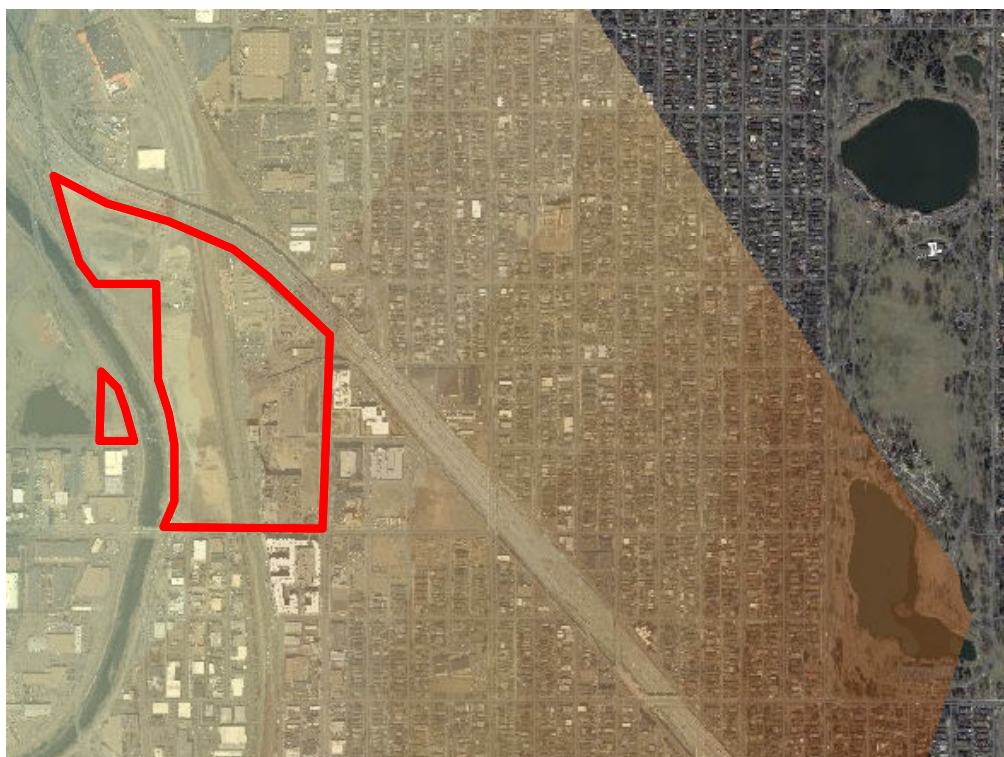
- North of I-25 zoned C-MX-16, C-MX-8
- East of Broadway U-MS-3 and T-MU-30 W/C UO-1
- South of Mississippi T-MU-30 W/C UO-1, I-A
- West OS-A and I-A

Existing Context – GDP and UDSG



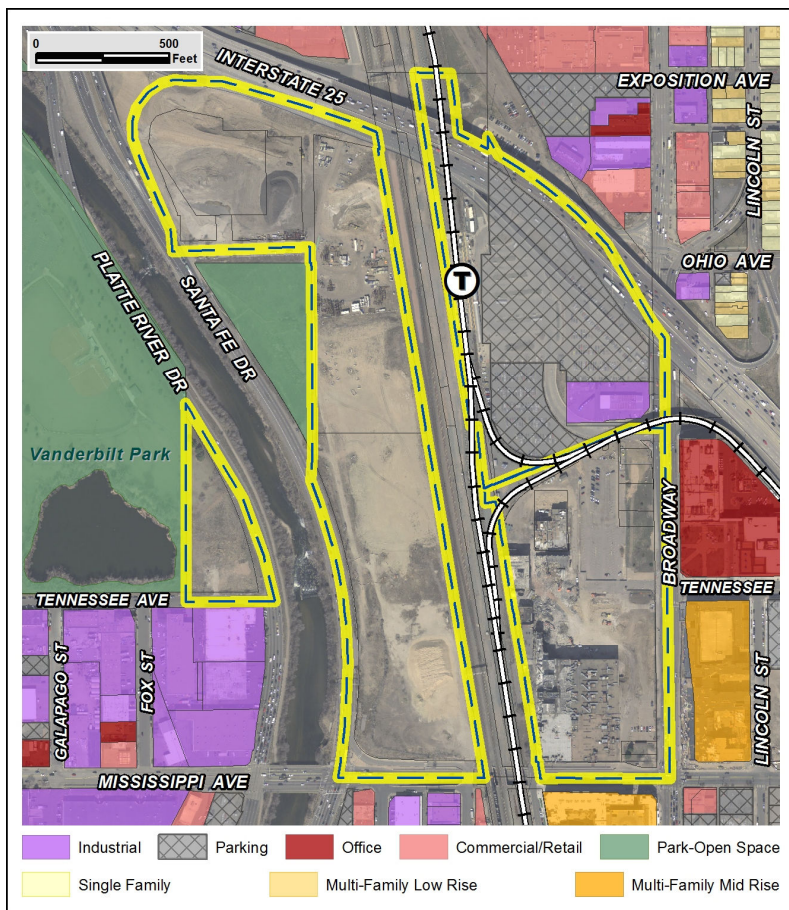
- Cherokee
Redevelopment of the
Former Gates Rubber
Factory GDP (2005)
 - Required by T-MU-30
zoning
- Corresponding UDSG
- Majority of site not
developed under GDP
and UDSG

Washington Park View Plane



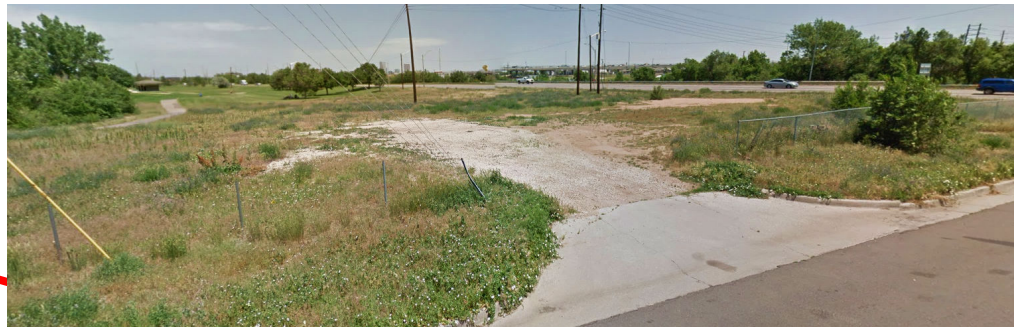
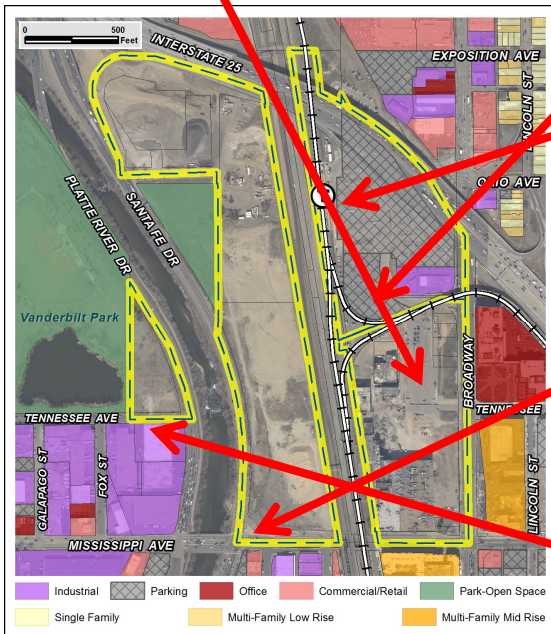
- Originates in Washington Park and protects views of the mountains
- Specifies maximum heights for all structures
- Estimated 111-169 feet permitted across site

Existing Context – Land Use

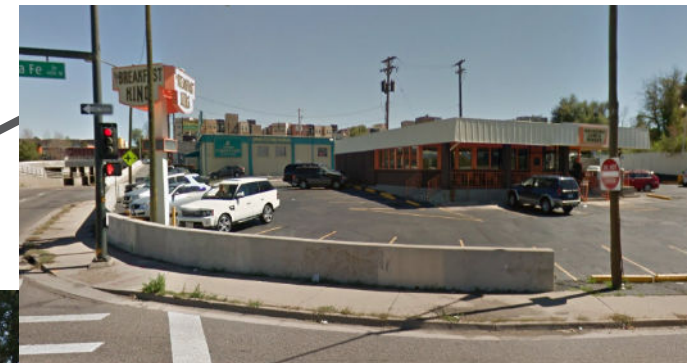
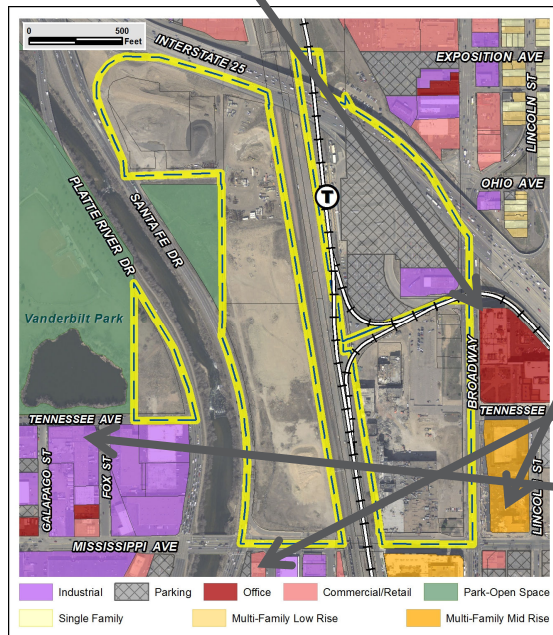
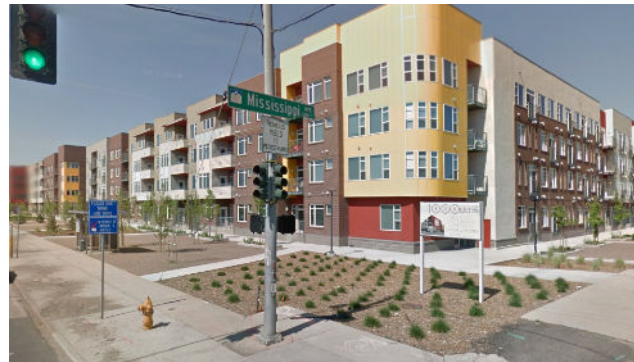


- Site is largely vacant, former industrial; one small auto services structure; RTD station
- Vanderbilt Park East and West to the west
- North is commercial, retail, office, warehouse
- East is multifamily and office
- South is multifamily, industrial, commercial
- West is industrial

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
 1. Athmar Park Neighborhood Association
 2. Baker Broadway Merchants Association
 3. Baker Historic Neighborhood Association
 4. Broadway Partnership
 5. Denver Neighborhood Association, Inc.
 6. Inter-Neighborhood Cooperation
 7. Overland Park Neighborhood Association
 8. Platt Park People's Association
 9. Ruby Hill-Godsman Neighborhood Association
 10. West Washington Park Neighborhood Association
- Four Letters of Support
 - Platt Park People's Association (in staff report)
 - Athmar Park Neighborhood Association (after staff report)
 - Antique Row Business District (after staff report)
 - Overland Park Neighborhood Association (after staff report)

- Notice of Receipt of Application: **February 17, 2016**
- Notice of Planning Board Public Hearing: **March 21, 2016**
 - Registered Neighborhood Organizations
 - Notification signs posted on property
- Planning Board voted unanimously to recommend approval: **April 6, 2016**
- Neighborhoods and Planning Committee: **April 27, 2016**
- City Council

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

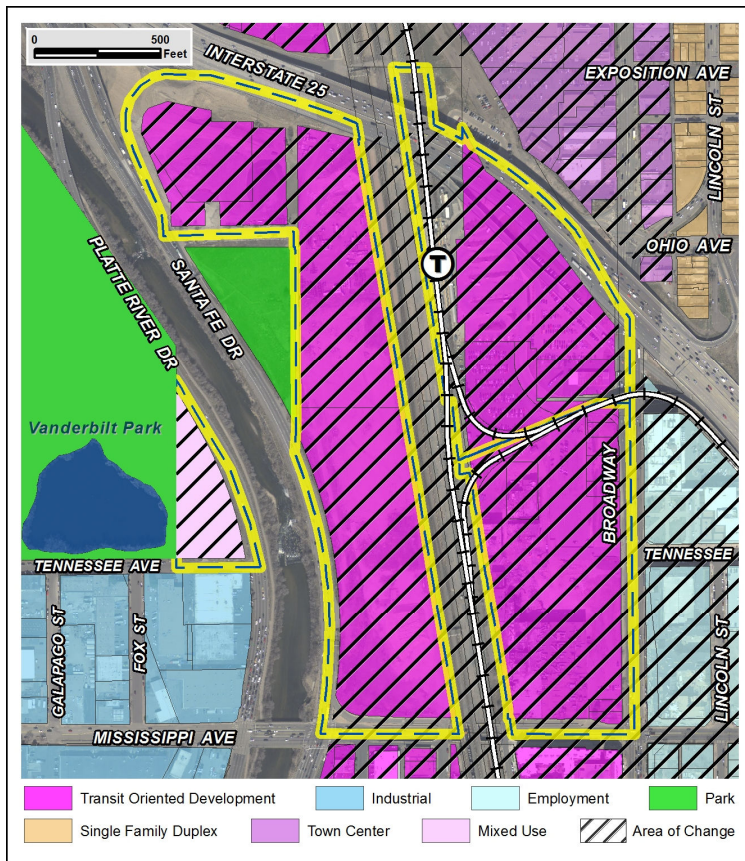


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: **promoting infill development** at sites where services and infrastructure are already in place. **Designing mixed-use communities** and reducing sprawl, so that residents can live, work and play within their own neighborhoods. **Creating more density at transit nodes.*** (pg 39)
- Land Use Strategy 3-B – ***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.*** (pg 60)
- Land Use Strategy 4-A - ***Encourage mixed-use, transit-oriented development** that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and **encourages vibrant urban centers** and neighborhoods.* (pg 60)
- Denver's Legacies Strategy 3-A – ***Identify areas in which increased density and new uses are desirable** and can be accommodated.* (pg 99)

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Transit Oriented Development
 - Compact, mid to high-density, mix of uses
 - Pedestrian-friendly orientation
 - High multimodal access, reduced emphasis on auto parking
 - Mixed Use
 - Employment and residential; mixed within building, block, area
- Area of Change

Review Criteria: Consistency with Adopted Plans

I-25 and Broadway Station Area Plan (2016)

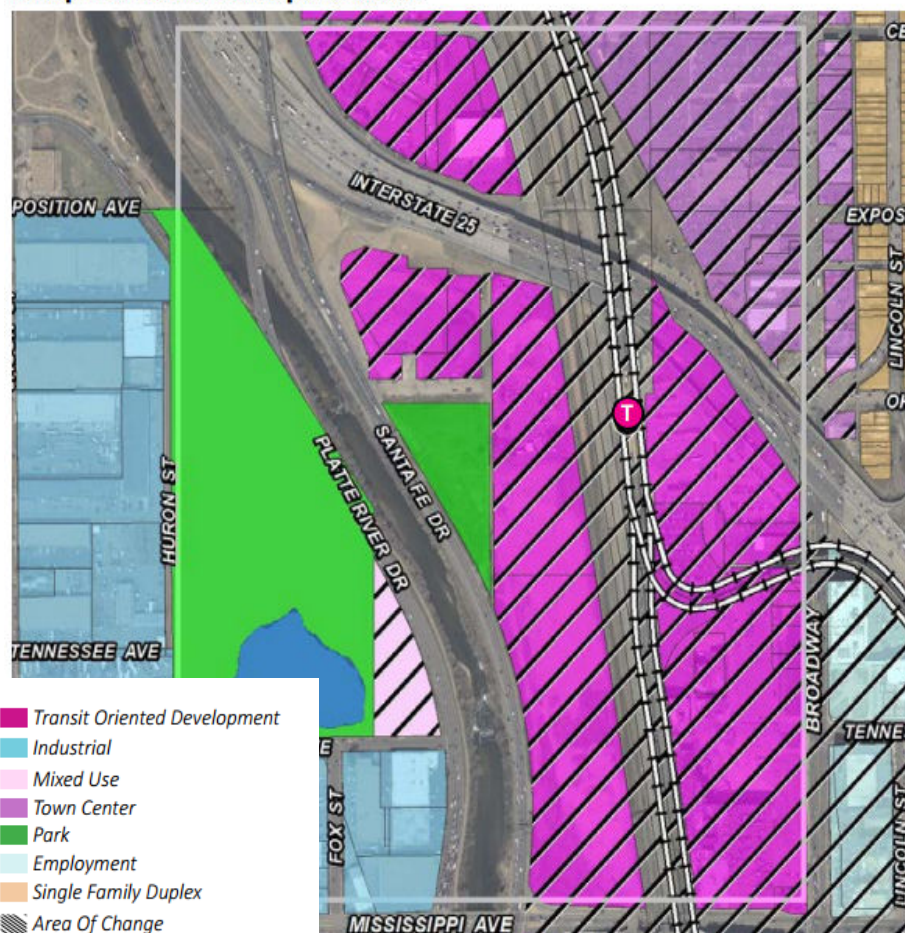
- **Recommendations**

- **RESILIENT 1.1: Expand office employment opportunities:** *Target more of the office-focused uses near the I-25 overpass where they are highly visible from the freeway*
- **RESILIENT 1.3: Address the need for commercial services:** *Maintain continuous active edges along S. Broadway to strengthen its identity as one of the City's primary commercial corridors*
- **RESILIENT 1.6: Create a framework that is phaseable:** *Create a phaseable and flexible physical framework; Respond to the market as it evolves over time with flexibility in the overall land use mix; Support the economic resiliency of the Station Area and surrounding neighborhoods with a strong mix of land uses*

I-25 and Broadway Station Area Plan (2016)

- ***VIBRANT 1.1:***
Encourage a variety of uses to activate the Station Area
 - Transit Oriented Development
 - Mixed Use

Blueprint Denver Concept Land Use



Review Criteria: Consistency with Adopted Plans

I-25 and Broadway Station Area Plan (2016)

- **VIBRANT 1.2:**
Incorporate higher densities near the station
 - Buildings range from 8-16 stories while respecting the Washington Park View Plane





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**
 - 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
 - Adopted plans recommend redevelopment and recognize evolving character
 - I-25 and Broadway Station Area Plan provides finer scale direction
 - Redevelopment in area signals an evolution in the environs
 - Sale of former Gates Rubber Company site to private entity
 - Adoption of DZC introduced new tools to implement adopted plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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