



3001 S. Federal Boulevard

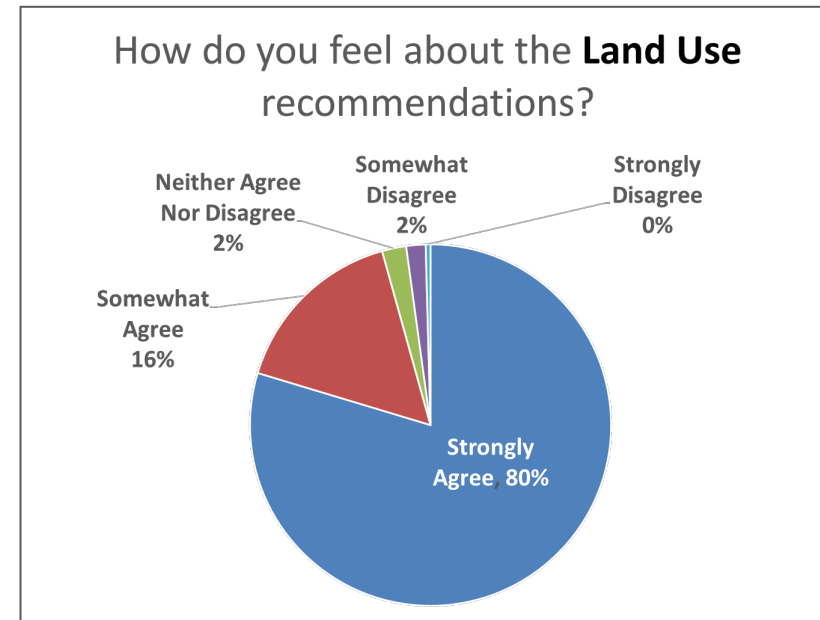
2019i-00165

Request: CMP-EI2 to PUD-G 24, PUD-G 25 & U-MX-3 (waivers)

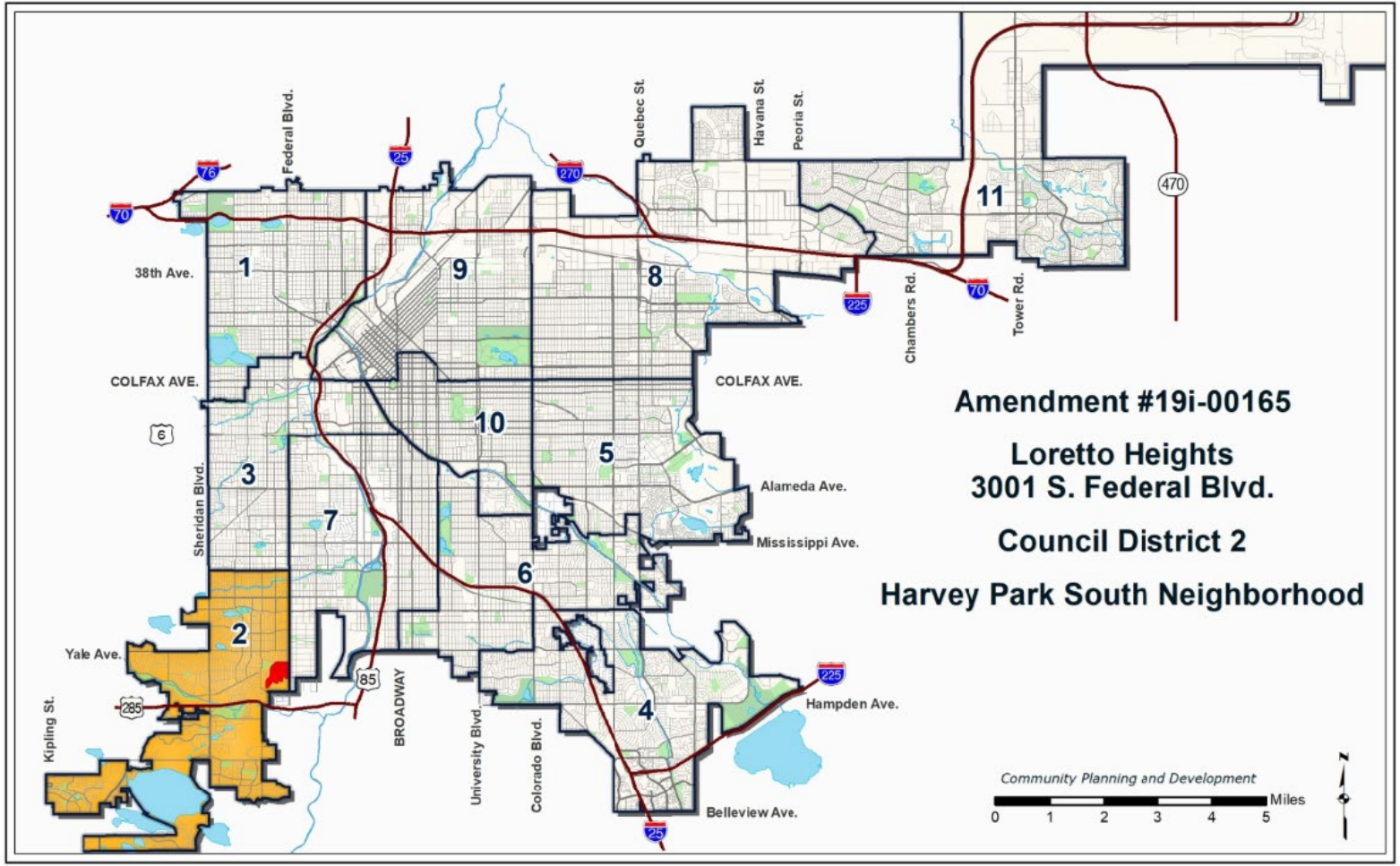
May 10th, 2021

Background

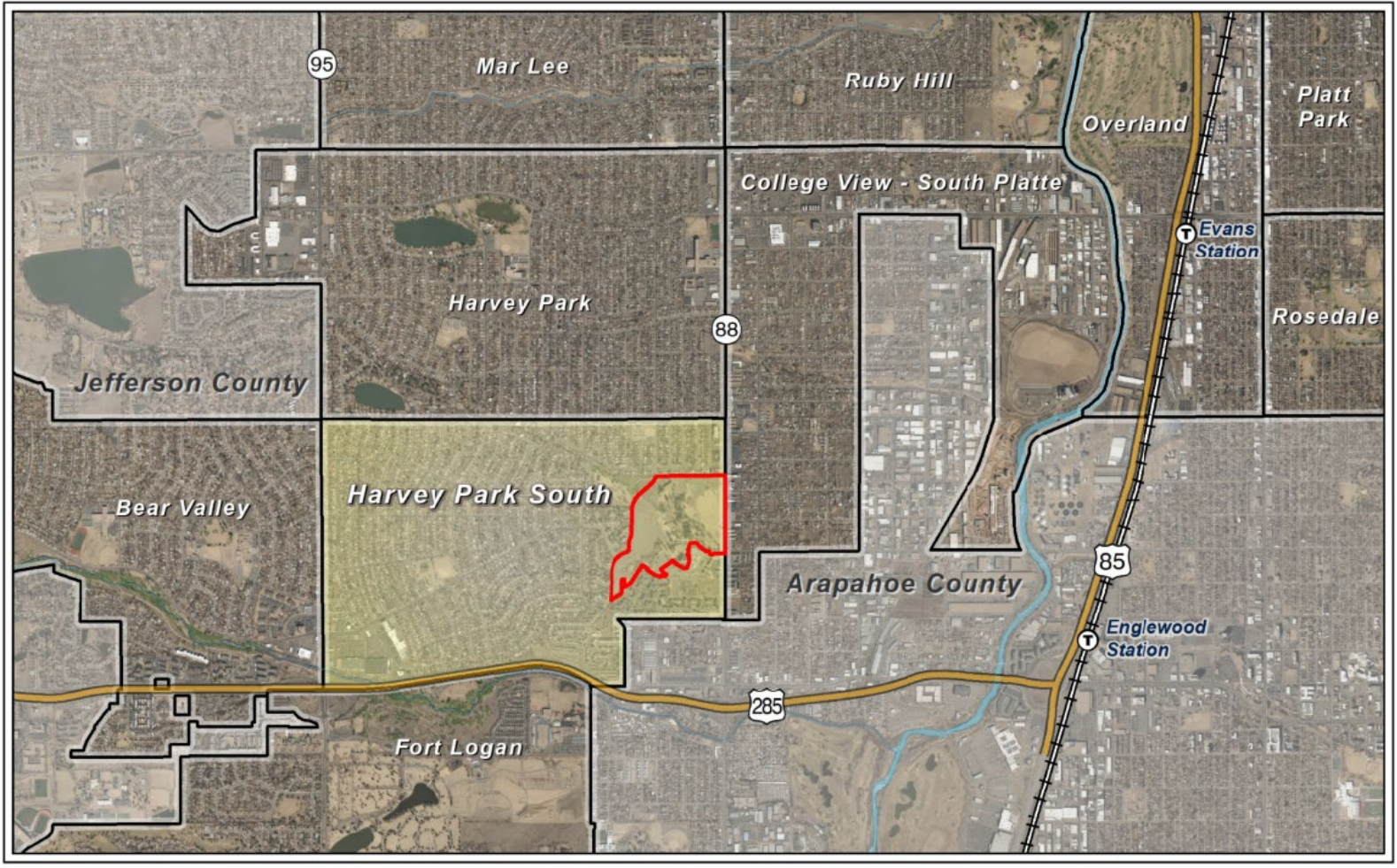
- Loretto Heights Small Area Plan (2019)
- Community Outreach
- Key Recommendations
 - Preserve and re-use historic structures and features
 - Encourage affordable housing development
 - Promote a diverse mix of uses
 - Allow a variety of building heights and intensities
 - Improve pedestrian connections
 - Provide publicly accessible open space



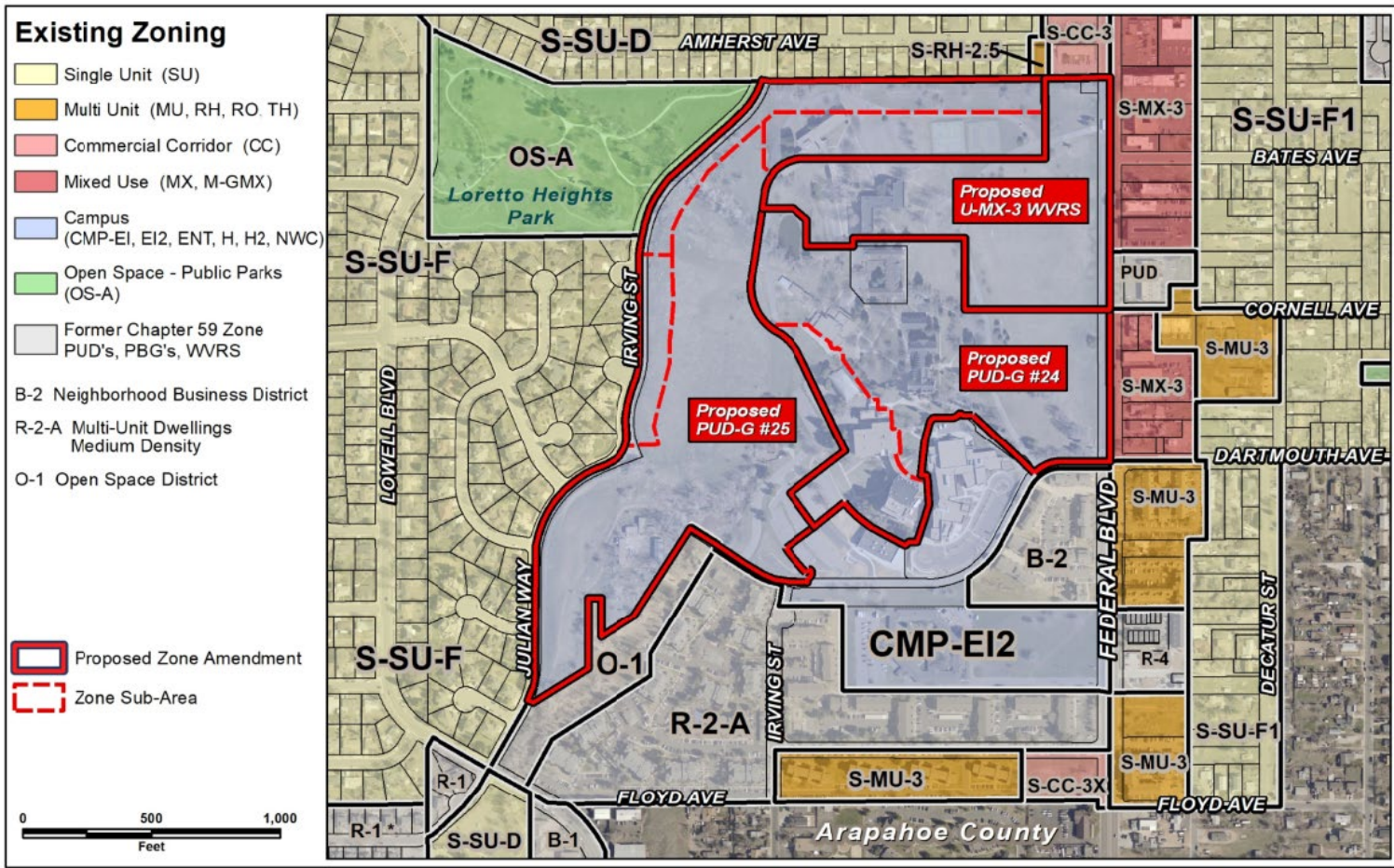
Council District 2 – Councilman Kevin Flynn



Harvey Park South Statistical Neighborhood



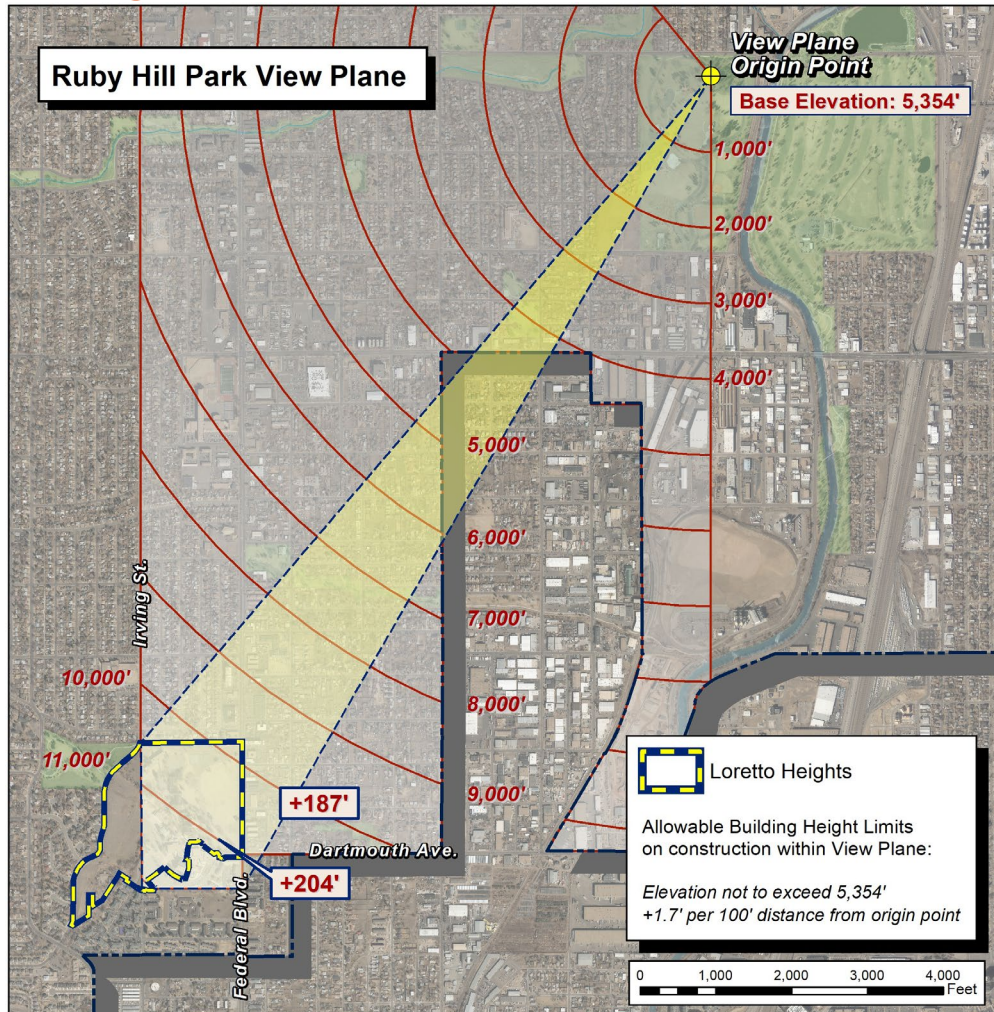
Existing Zoning



Surrounding Zoning:

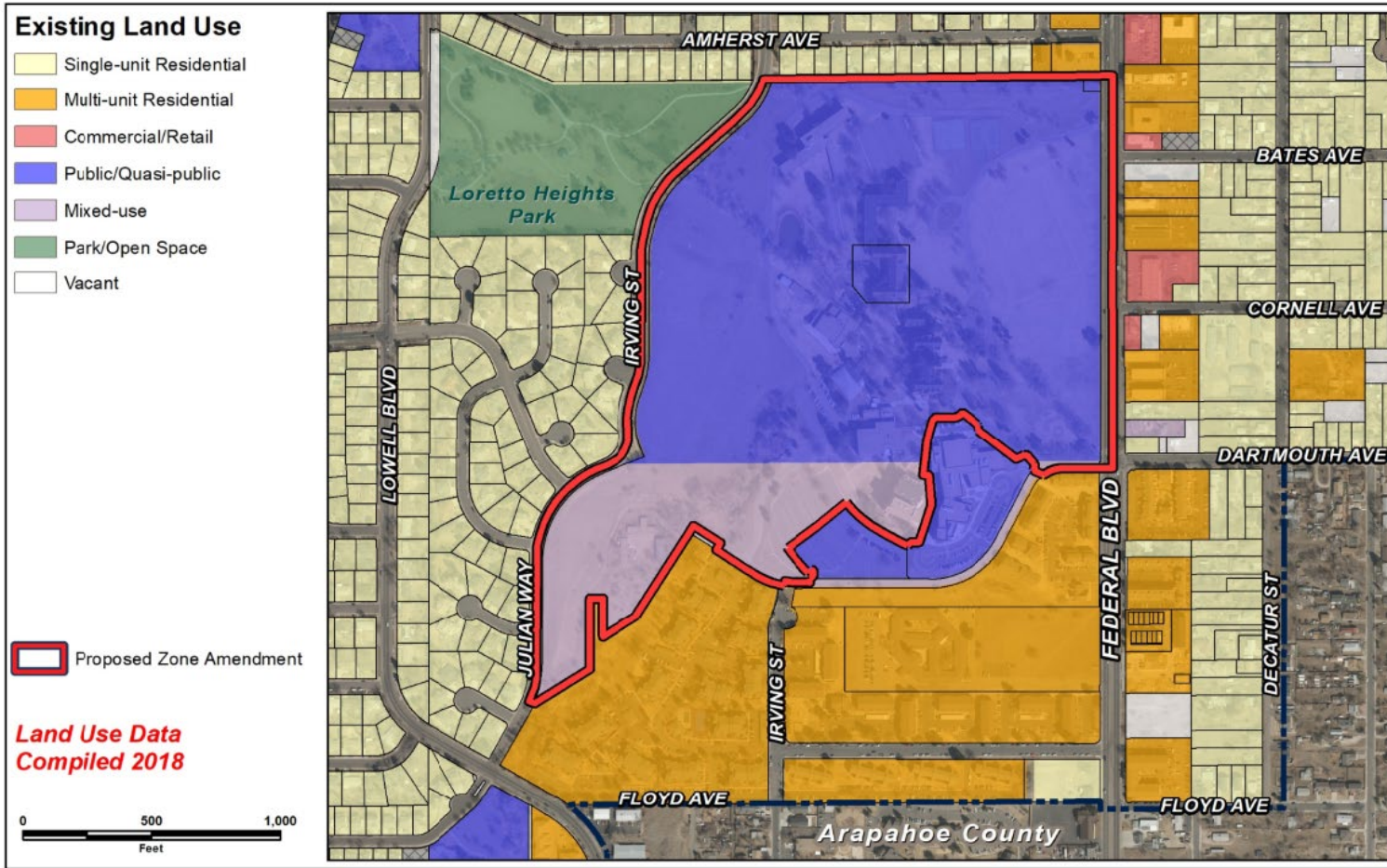
- S-SU-F
- S-SU-D
- S-MX-3
- S-MU-3
- B-2
- R-2-A

Ruby Hill Park View Plane



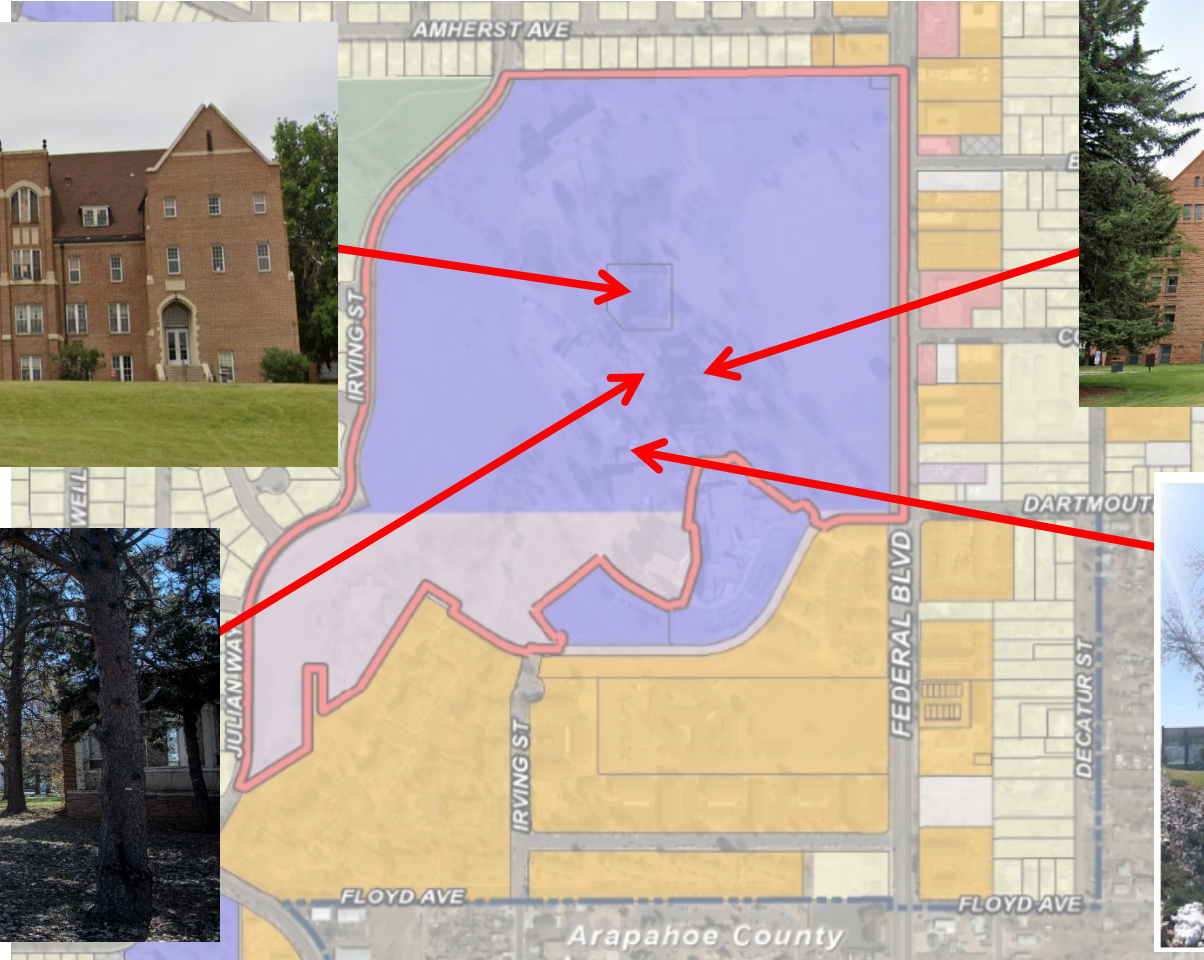
- No part of any structure within the view plane may exceed an elevation of 5,354 feet above mean sea level
- Maximum height restrictions ranging from 55 feet to 204 feet
- Proposed maximum allowable building heights range from 45' to 110'
- The Loretto Heights Area Plan provides additional guidance on maximum allowable building heights

Existing Land Use



- Existing land use: Public/Quasi-public and Mixed-use
- Surrounding land use:
 - Single-unit
 - Park/Open Space
 - Multi-unit
 - Commercial/Retail

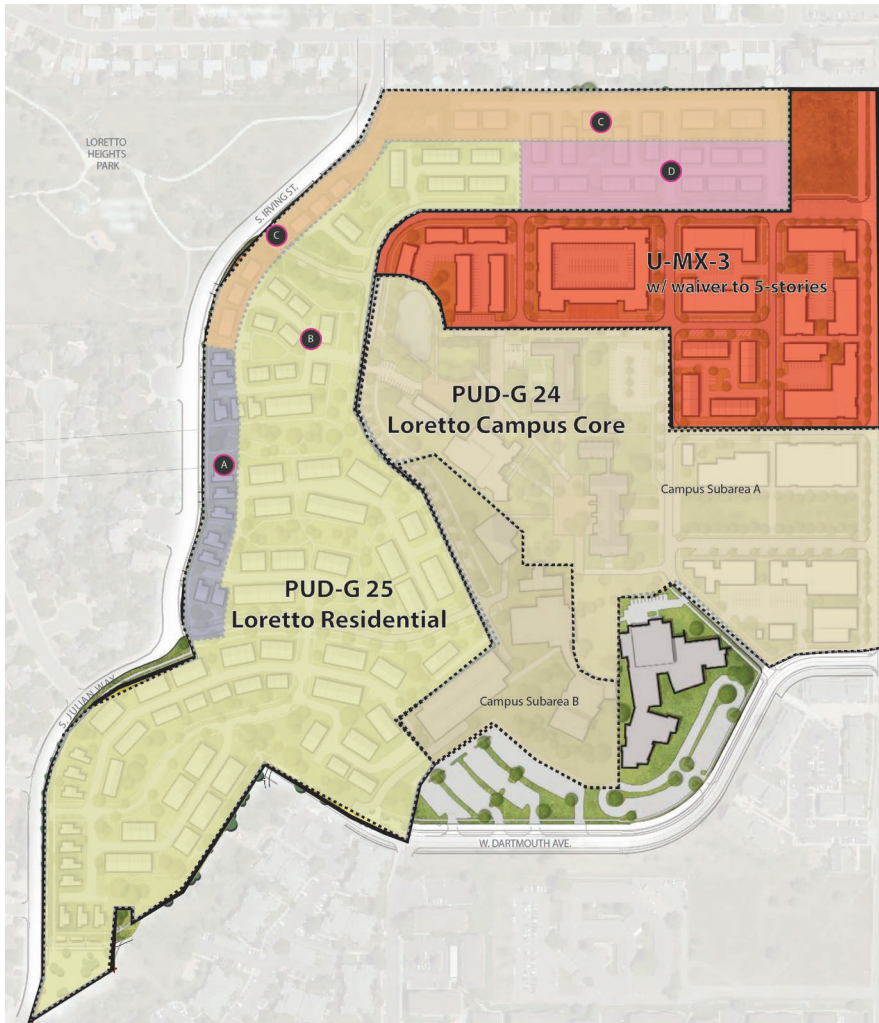
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale

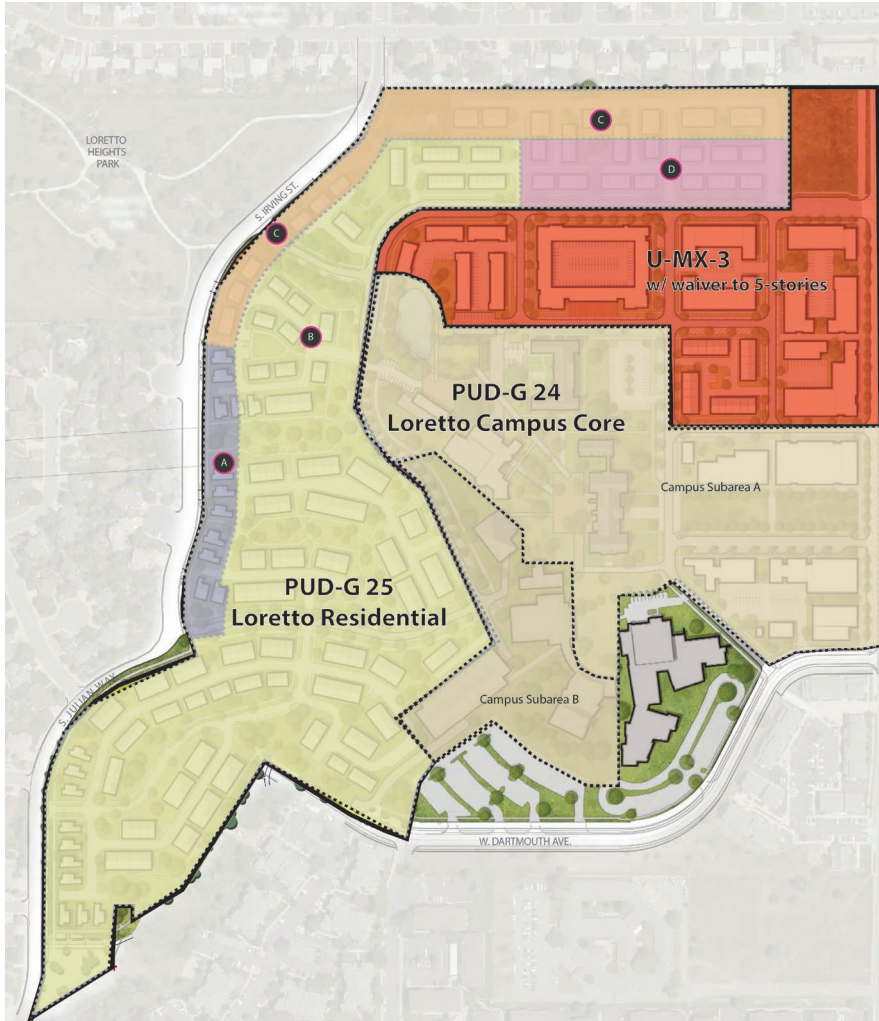


Request: PUD-G 24, PUD-G 25, U-MX-3 (waivers)



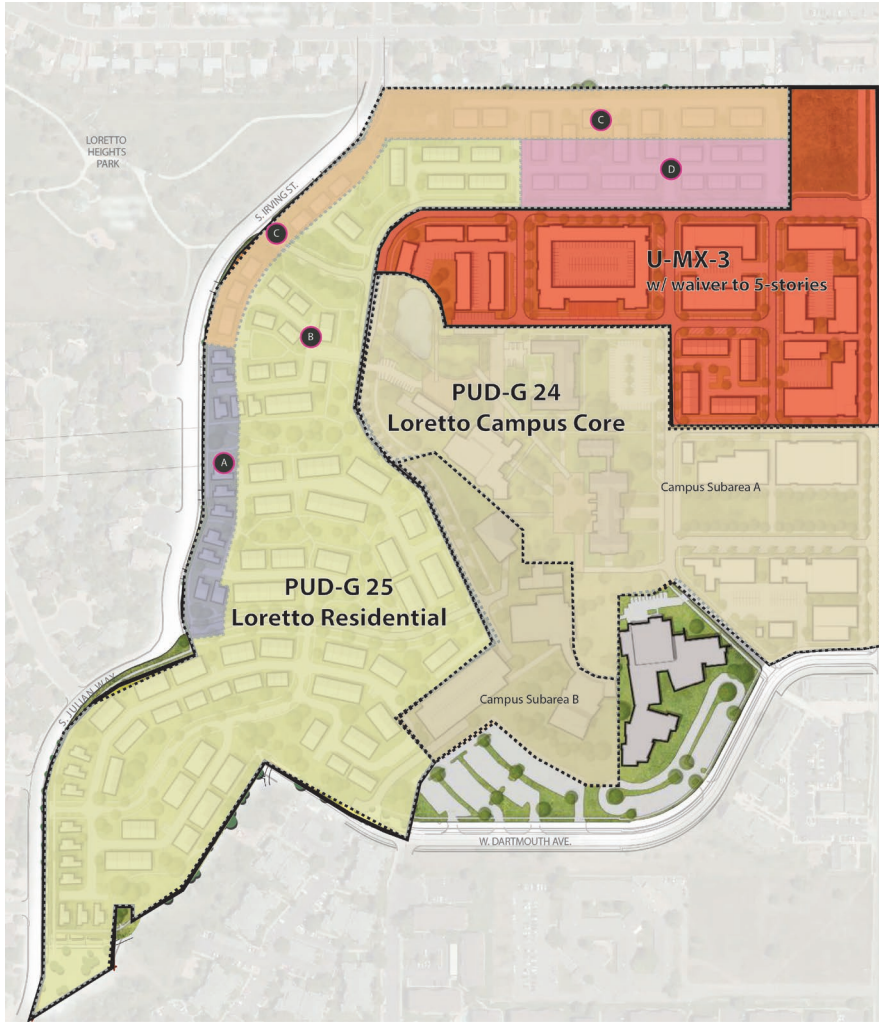
- The Historic Campus Core (PUD-G 24)
 - Address buildings that front open spaces rather than streets
 - Enable standards to address specific aspects of the historic context
 - Address height within unique topography
- The Residential Area (PUD-G 25)
 - Address buildings that front open spaces rather than streets
 - Implement plan land use recommendations that do not match an existing zone district
 - Address height within unique topography
- Mixed Use Area (U-MX-3 w/ waivers)
 - No 5-story MX district exists in the Urban Neighborhood Context
 - Waivers provide a bridge to a future U-MX-5 district

Request: PUD-G 24



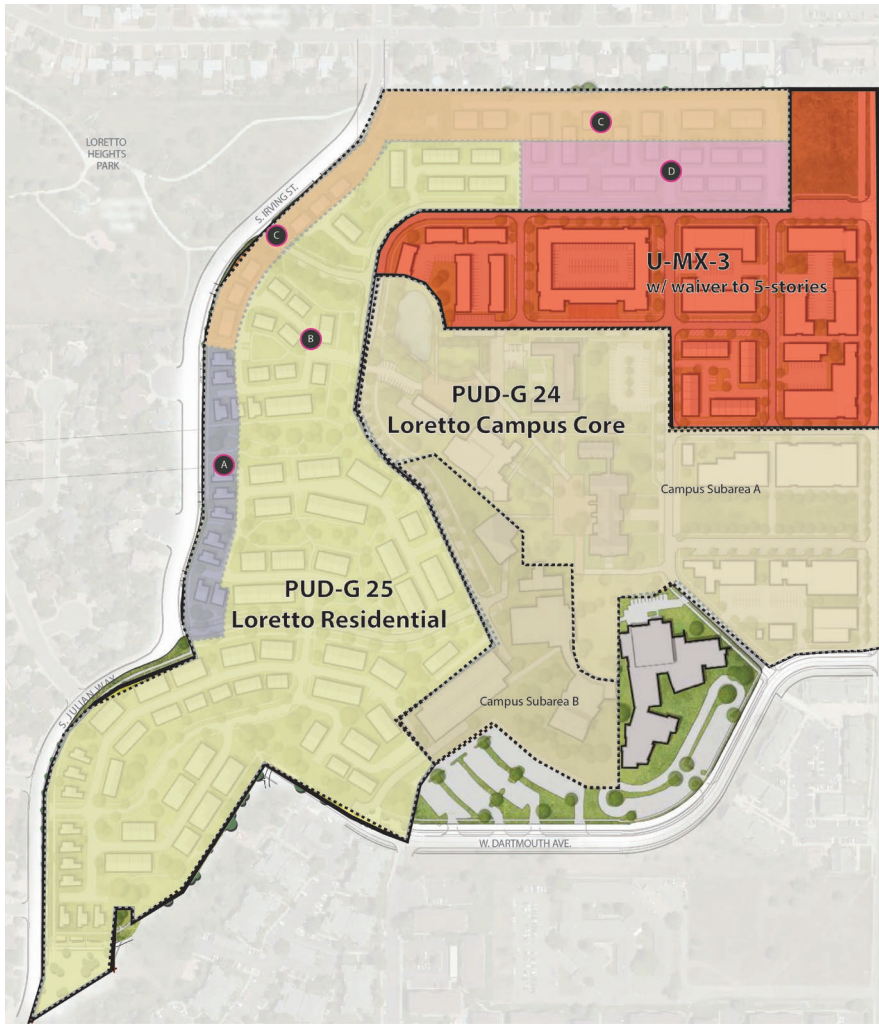
- Structures Face Streets or Open Space
 - Allow zone lots with no street frontage
 - Allow designation of primary street zone lot line on open space frontage
- Design standards for Remaining Buildings and Remaining Open Spaces
 - List of key features to preserve/retain
 - Building elevations guide location for potential additions
- Height and Structured Parking Stories Within Unique Topography
 - Accommodate above-grade Building Stories that become visible on the downhill side of sloping sites for new construction and additions to Remaining Buildings
 - Stories that are additional to the specified maximum number of Stories may be built below the PUD-G 24 Building Specific Base Plane

Request: PUD-G 25



- Address Plan Land Use Recommendations That Do Not Match an Existing Zone District
 - 3-story max height for row house district in Suburban Neighborhood Context
 - Side street standards for Irving and Julian Streets
- Structures Face Streets or Open Space
 - Allow zone lots with no street frontage
 - Allow designation of primary street zone lot line on open space frontage
- Address Height Within Unique Topography
 - Considered special exceptions and rules of measurement
 - Height incentive to reward green building

Request: U-MX-3 (waivers)



- Driven by plan guidance
- No 5-story MX district exists in the Urban Neighborhood Context
- Waiver provides a bridge to a future U-MX-5 district
- Waiver from 3 stories to 5 stories (townhouse, general and shopfront building forms)
- Waive from 38 feet (townhouse) and 45 feet (general and shopfront building forms) to 70 feet maximum

Concurrent Processes

- Loretto Heights Large Development Framework
- Completion of an Infrastructure Master Plan, Mobility Study, subdivision, and typical construction and building permits
- Finalized development agreement

Development Agreement

- Affordable for-sale and rental housing
- Protect historic buildings and campus character through local historic designations, demolition prohibition and adaptive reuse
- Publicly accessible open space
- Mobility and safety improvements for Irving and Julian streets
- Contribute to improvements for Loretto Heights Park
- Vesting

Process

- Informational Notice: 1/27/2021
- Planning Board Notice Posted: 3/2/2021
- Planning Board Public Hearing: 3/17/2021
- LUTI Committee: 3/30/2021
- City Council Public Hearing: 5/10/2021

- Public Comment: 16 letters of support
2 letters of opposition

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. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
2. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
3. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
4. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
5. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Loretto Heights Small Area Plan (2019)*

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

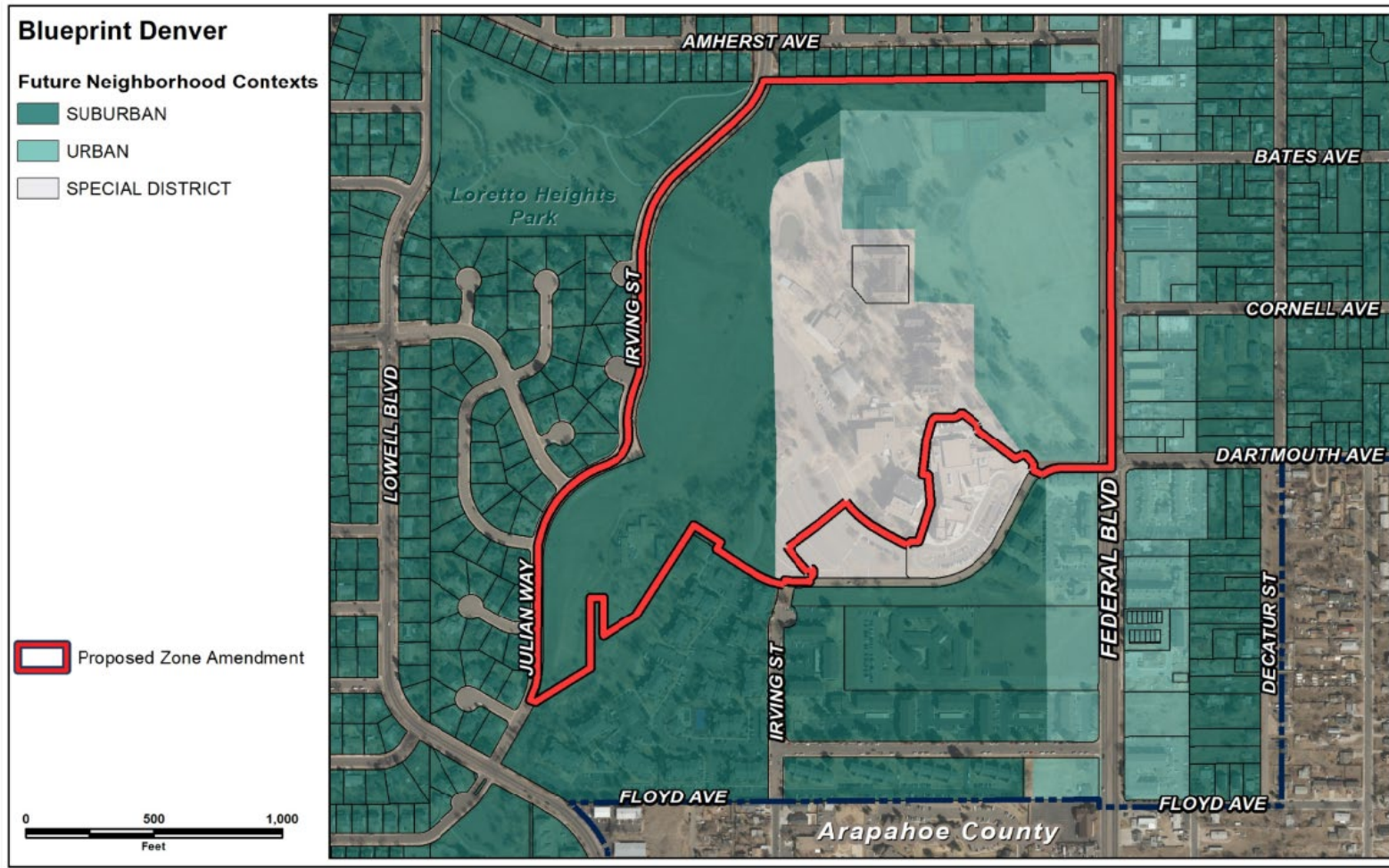
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, 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 3, Strategy B – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 29).*
- 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 3, Strategy E – *Support the stewardship and reuse of existing buildings, including city properties (p. 34).*

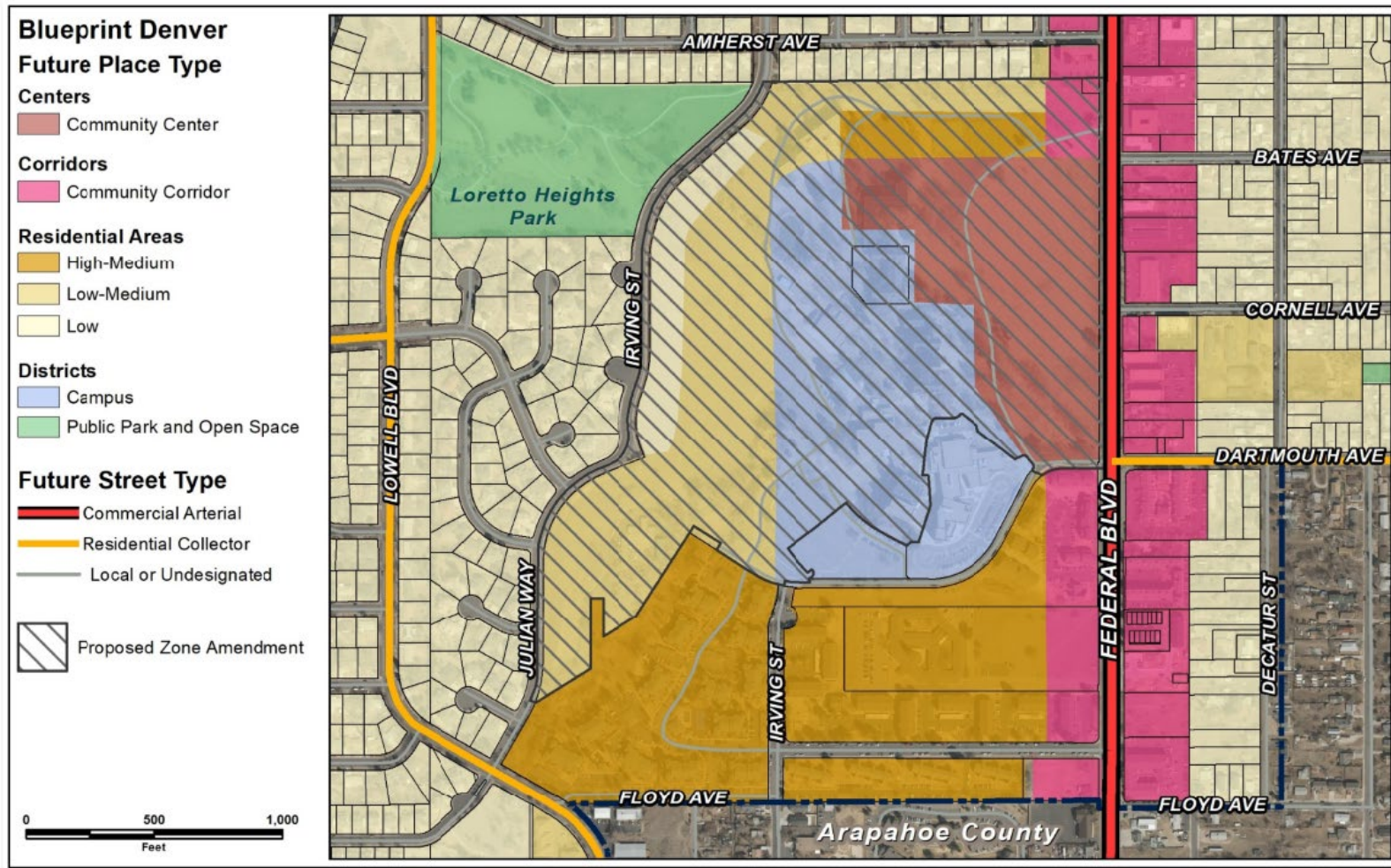


Consistency with Adopted Plans: Blueprint Denver



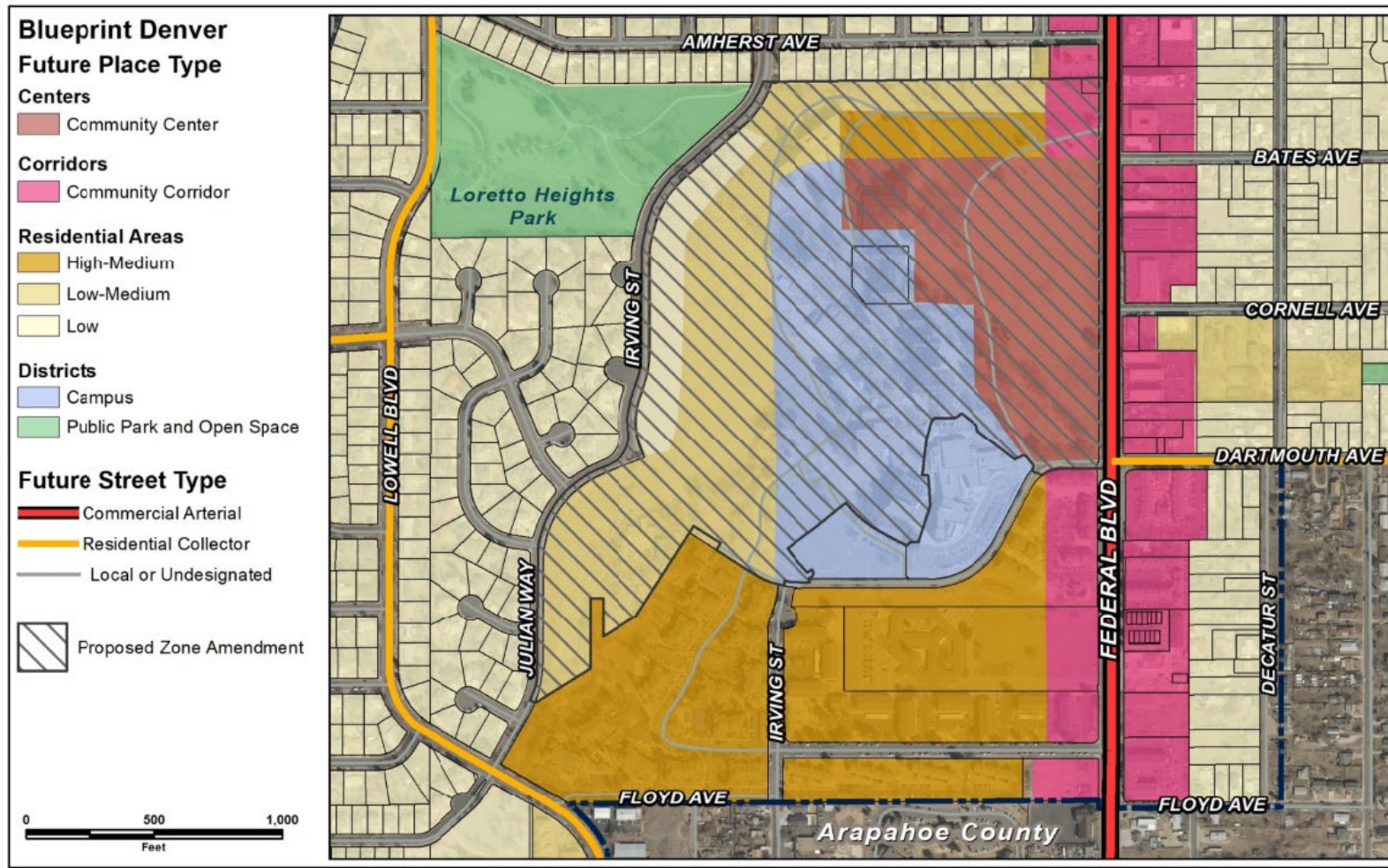
- **Suburban**
 - Range of uses from single-unit to multi-unit residential, to commercial
- **Special District**
 - Offer a diverse range of amenities and complementary services to support the district's purpose
- **Urban**
 - Small multi-unit residential and mixed-use areas

Consistency with Adopted Plans: Blueprint Denver



- **High-Medium Residential**
 - Mix of mid-scale multi-unit residential options with some neighborhood-serving mixed-use
 - Buildings are generally up to 5 stories in height
- **Low-Medium Residential**
 - Mix of low- to mid-scale multi-unit residential options
 - Buildings are generally 3 stories or less
- **Low-Residential**
 - Generally single-unit uses on larger lots

Consistency with Adopted Plans: Blueprint Denver



• Campus

- Provide retail, restaurants, offices and residential uses to support the primary use and serve the surrounding neighborhoods

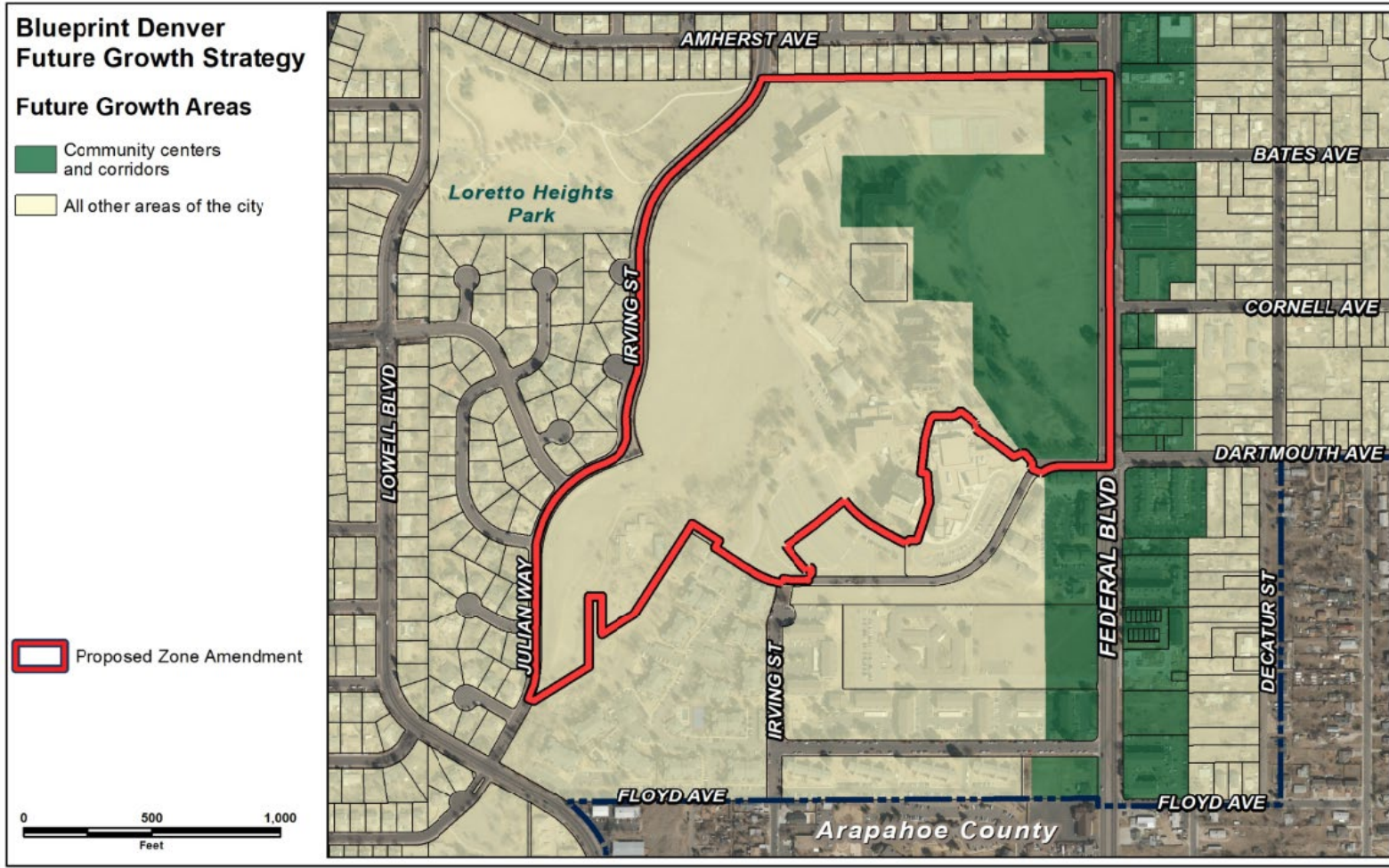
• Community Center

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

• Community Corridor

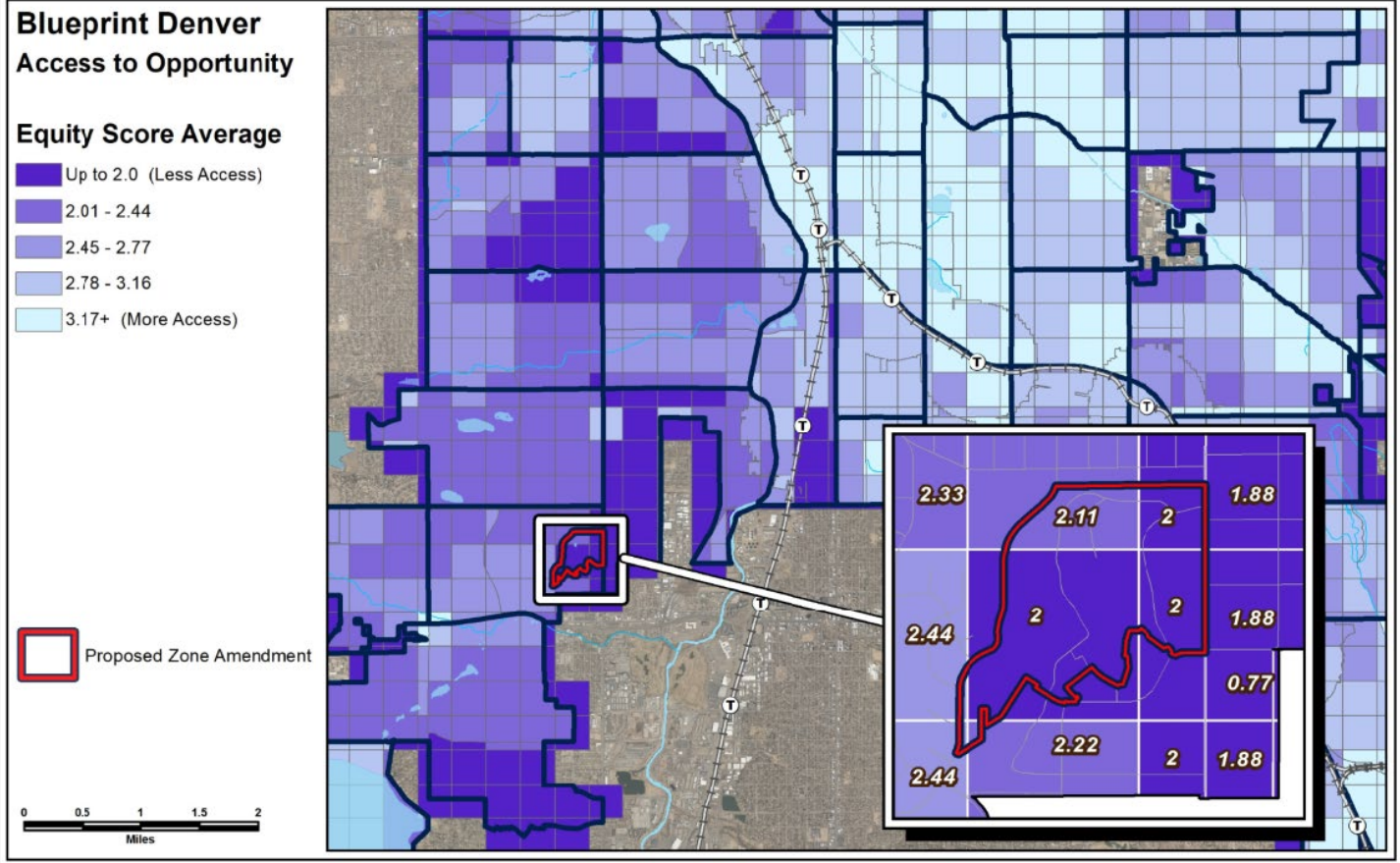
- Mix of office, commercial, and residential uses
- Heights are generally up to 5 stories

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy
 - “All other areas of the city”
 - 10% of jobs, 20% of housing
 - “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.

Blueprint Equity Analysis



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

Below-Average (Score = 2)

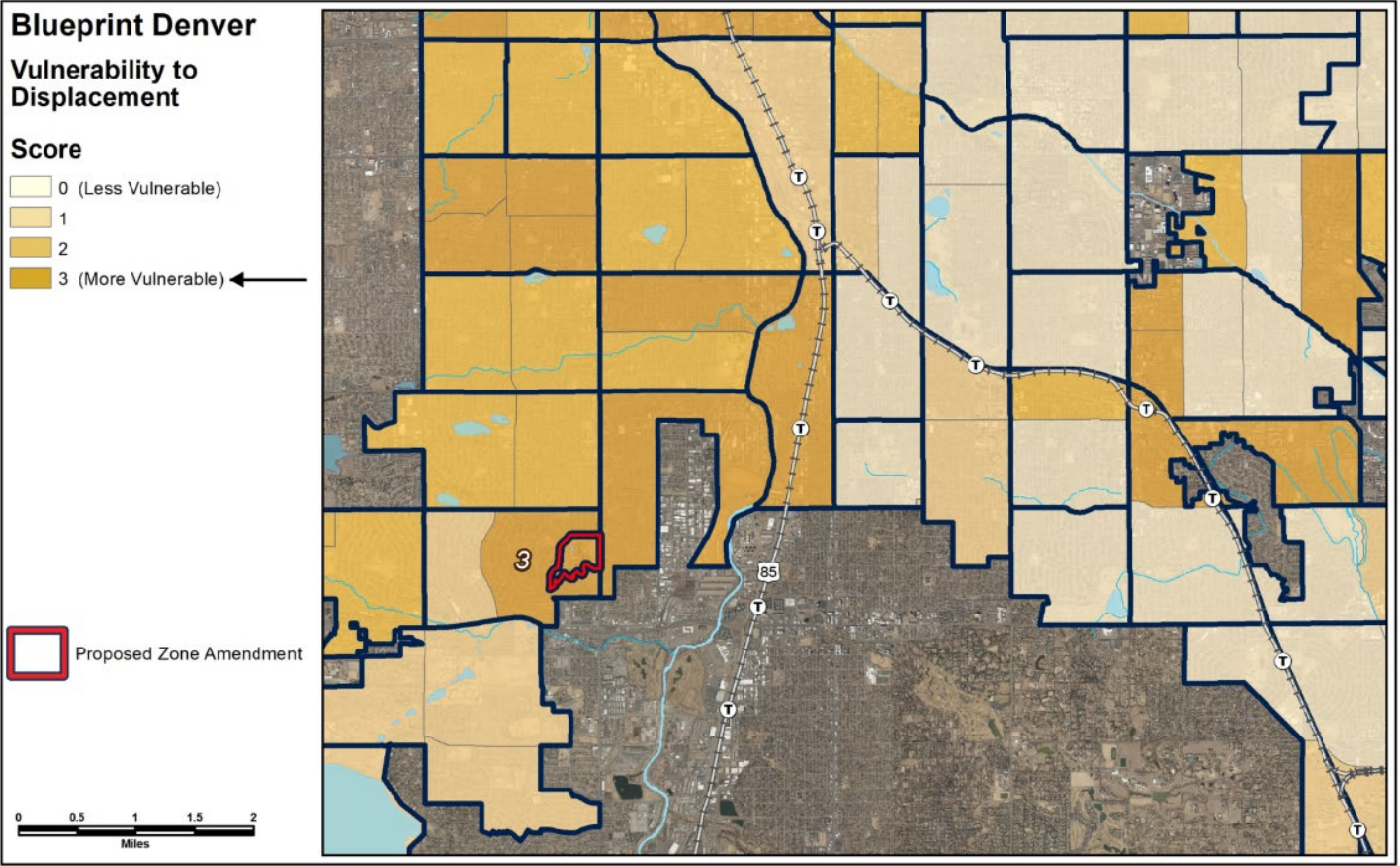
Improvement Needed:

- Built environment, access to healthcare, childhood obesity and access to transit

Improvement Through:

- Greater mix of residential, retail, commercial, and pedestrian-oriented uses
- Improvement in walkability, connectivity and circulation
- Bike lanes + safety crossing and bike infrastructure on Irving/Julian

Blueprint Equity Analysis



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

More Vulnerable (Score = 3)

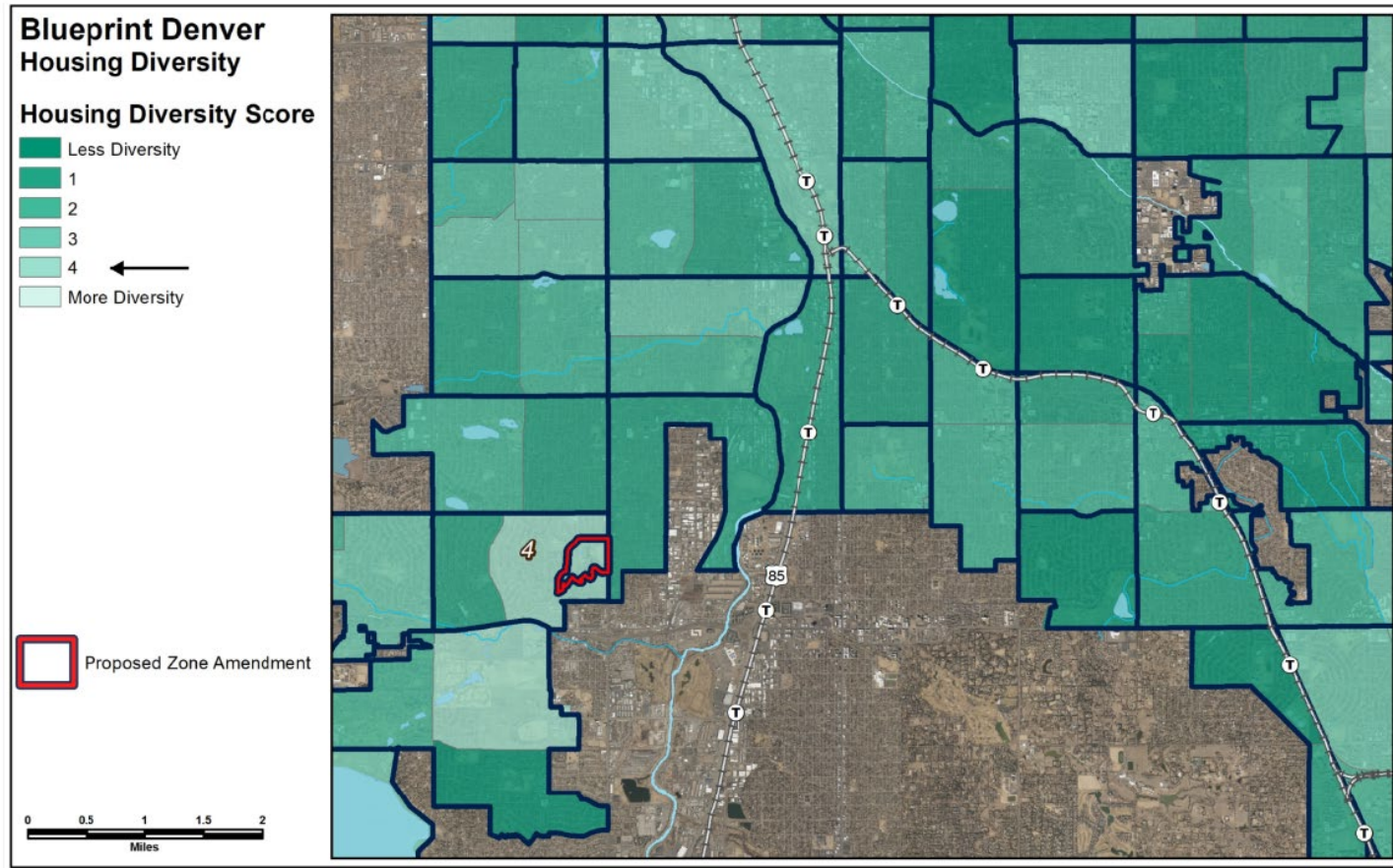
Improvement Needed:

- Educational Attainment
- Percent of Renter-Occupied Units
- Median Household Income

Improvement Through:

- Diversity of residential opportunities, including both for-sale and for-rent units
- Applicant commits to affordable housing on-site (60%-100% AMI)

Blueprint Equity Analysis



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

Above-Average (Score = 4)

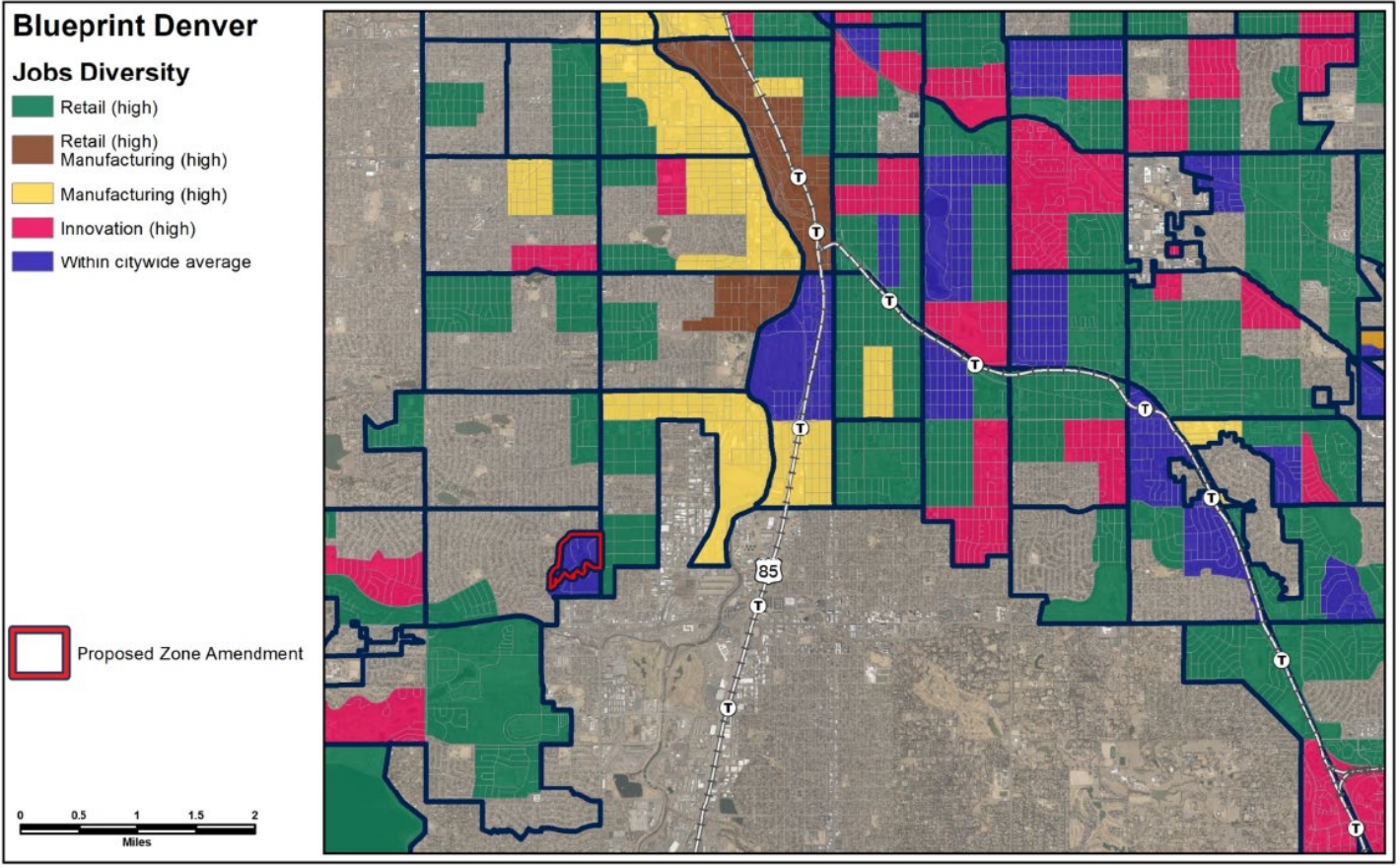
Improvement Needed:

- Percent of middle-density housing

Improvement Through:

- Increase diversity of housing options, including single-unit, duplex and both small-scale and large-scale multi-unit options such as townhomes, row houses and apartment building forms

Blueprint Equity Analysis



Similar Mix of Jobs

Improvement Needed:

- Additional services and amenities

Improvement Through:

- New development will provide commercial, office and retail jobs for the community

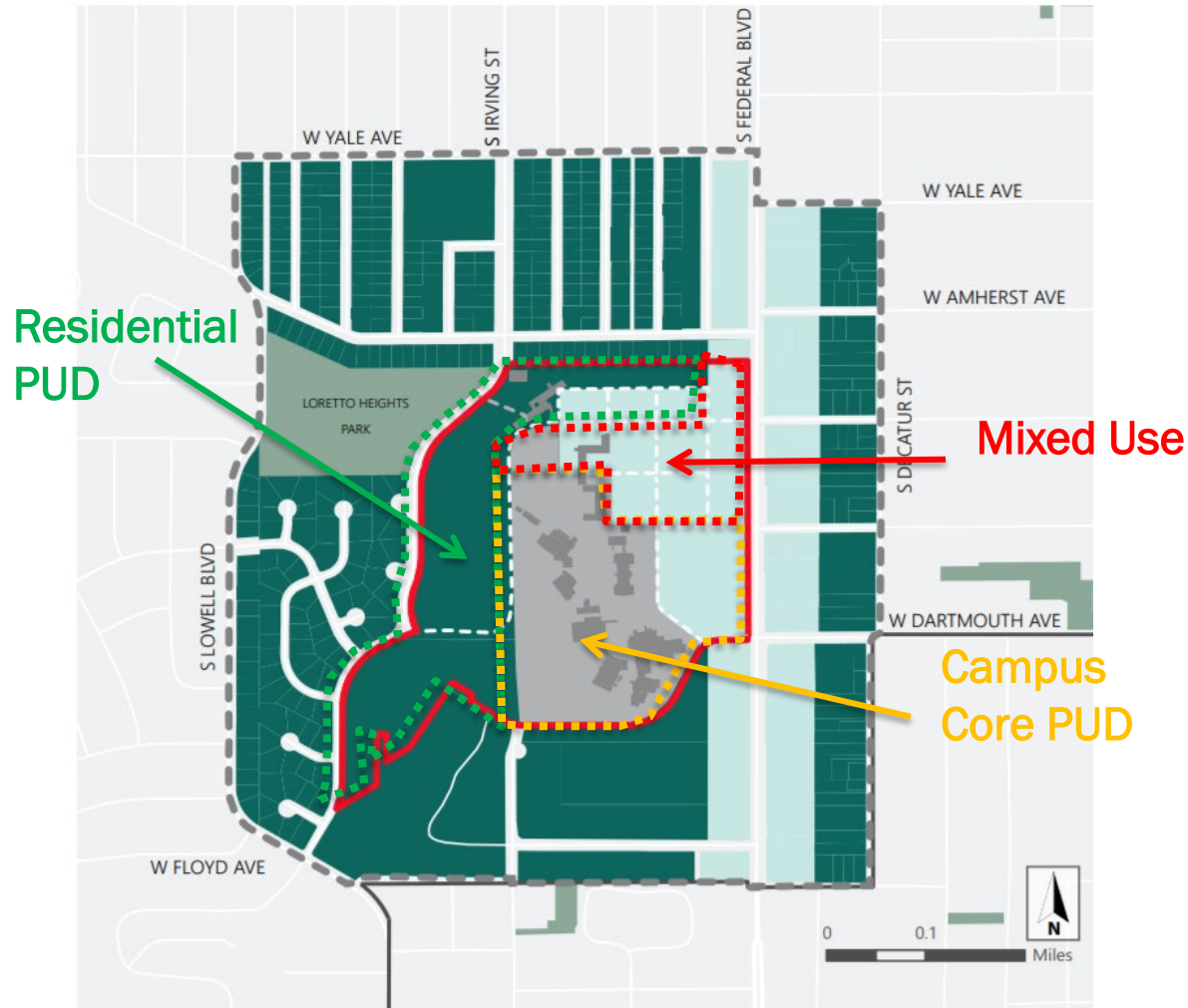
For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

Consistency with Adopted Plans: Blueprint Denver

Additional Recommendations

- **Historic Preservation**
 - **Land Use and Built Form; General Policy 2, Strategy E:** *“In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures” (p. 72).*
 - **Land Use and Built Form; Design Quality and Preservation Policy 2, Strategy A:** *“continue the city’s commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance” (p.99)*
 - **Land Use and Built Form; Design Quality and Preservation Policy 2, Strategy I:** *“Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver’s neighborhoods” (p. 99).*
- **Custom Zoning**
 - *“Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73).*

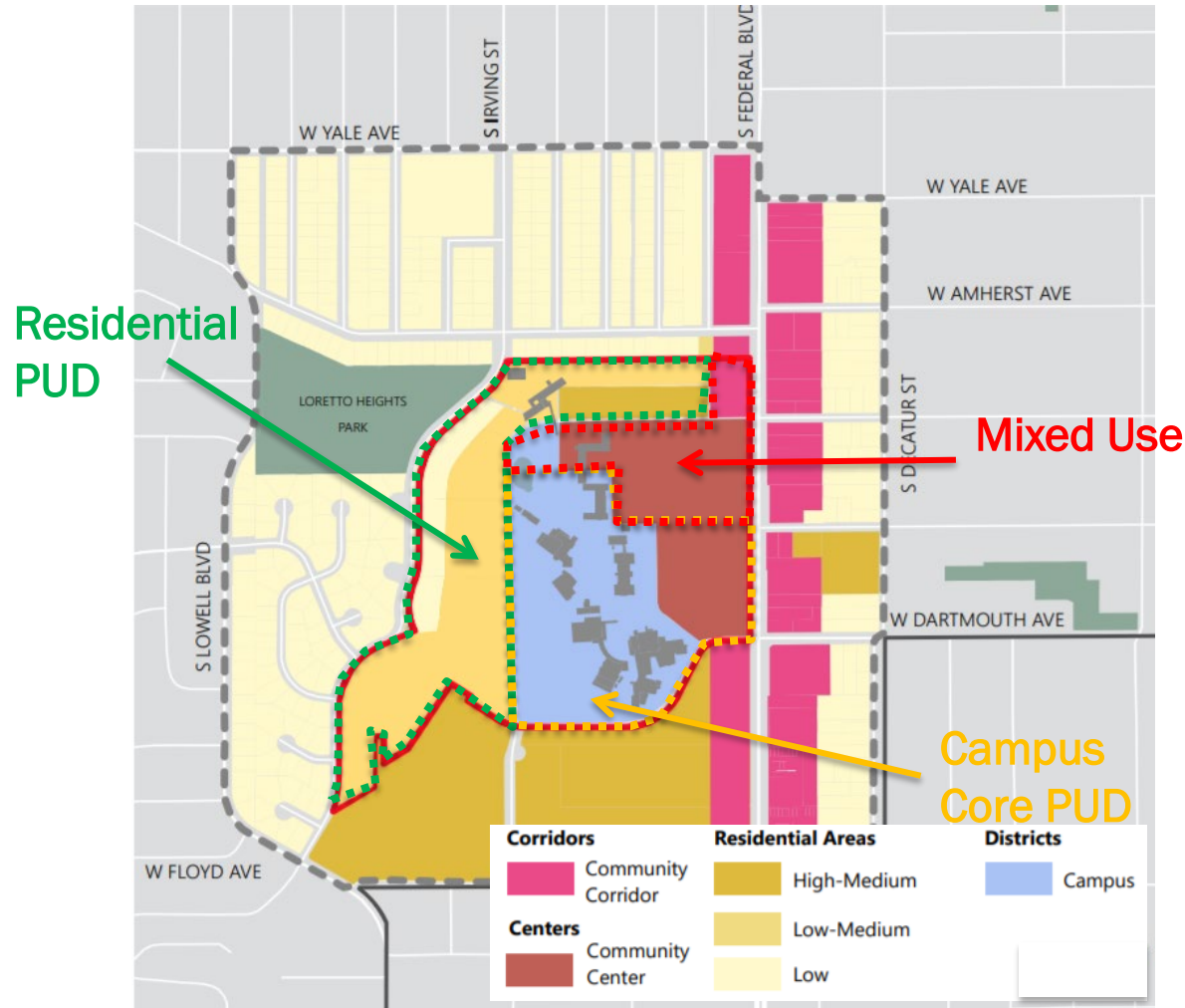
Consistency with Adopted Plans: Loretto Heights Small Area Plan



Neighborhood Context

- Suburban Context
 - Largely single-unit but can also include smaller lot sizes and higher intensity residential such as multi-unit structures
- Urban Context
 - Walkable, with a lower reliance on single-occupancy vehicles, due to a predictable street grid, bike/transit infrastructure
 - Mixed-use buildings are sited in a pedestrian-friendly manner near the street
- District Context
 - May also be mixed-use and offer a diverse range of amenities and complementary services to support the district's primary function
 - Block patterns, building height, orientation, urban design and mobility connections in this context can vary
 - Provide large scale public open space and community gathering areas

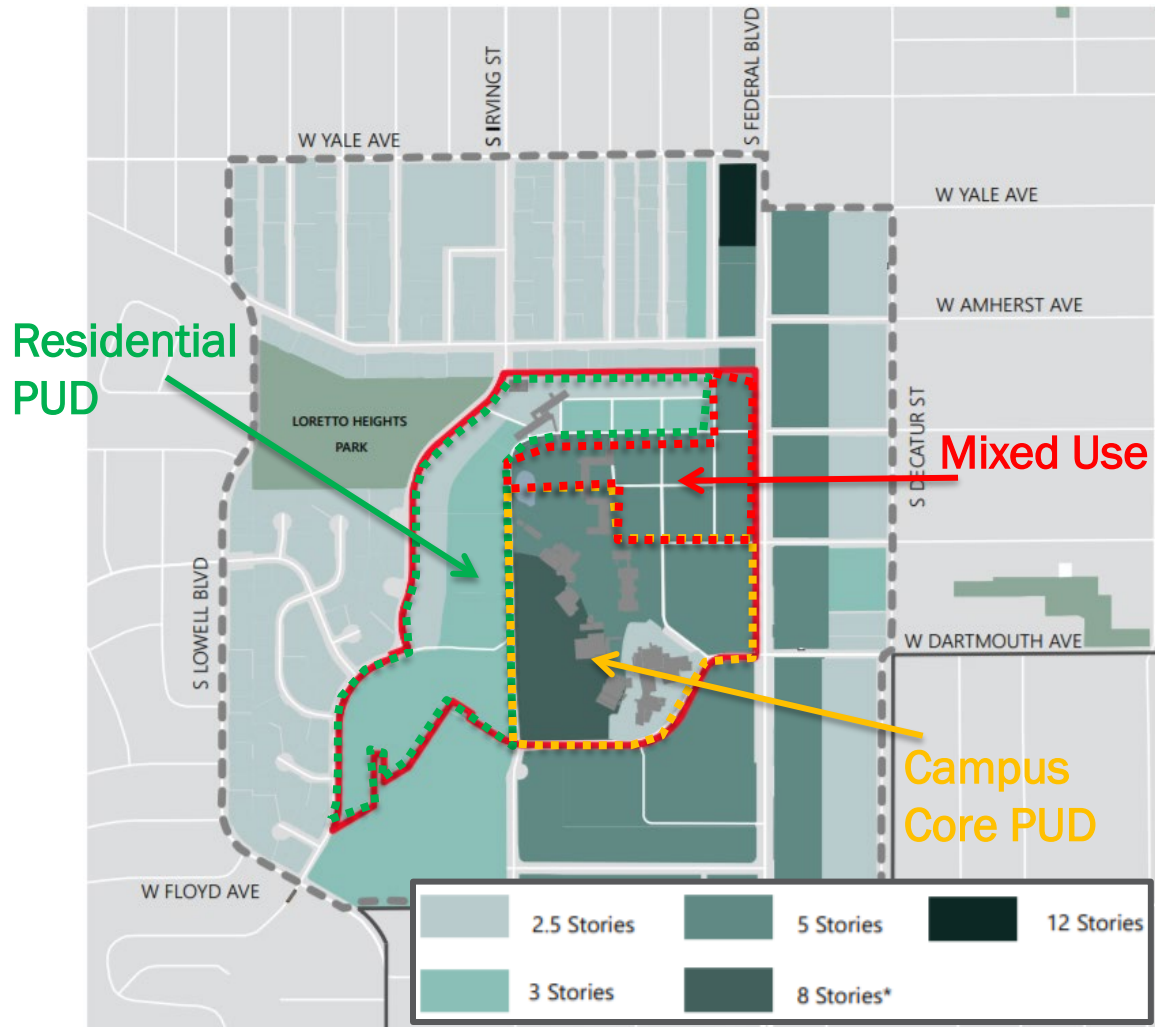
Consistency with Adopted Plans: Loretto Heights Small Area Plan



Future Place

- Centers
 - Mix of office, commercial and residential uses
 - Strong degree of urbanism with continuous building frontages
- Corridors
 - Mix of office, commercial and residential uses
 - Distinct linear orientation of buildings along Federal Boulevard
- Residential Areas
 - Low (single-unit, two-unit and ADU)
 - Low Medium (mix of low-to-mid scale residential options including single and two-unit uses and row houses)
 - High Medium (mix of medium-scale multi-unit residential types, can accommodate compatible commercial/retail uses)
- Districts
 - Mix of uses and diverse range of amenities and services
 - Preservation of existing buildings and integration of open space

Consistency with Adopted Plans: Loretto Heights Small Area Plan



Building Height

- Residential PUD (G 25)
 - 2.5 to 3 stories
 - Gradual transition of higher intensity
- Campus Core PUD (G 24)
 - 5 to 8 stories
 - Design requirements restrict number, placement and mass/scale of any building over 5 stories
- Mixed Use
 - Up to 5 stories
 - Ruby Park Hill View Plane

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver (2019)
 - Loretto Heights Small Area Plan (2019)
2. Uniformity of District Regulations
 - Proposed rezoning will result in uniform application of zone district building form, use, and design regulations
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
 - Enhanced design standards, broadened mix of uses, and mobility improvements
4. Justifying Circumstances
 - City adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- Customized zoning approach is necessary to protect and preserve the character of a Historic Structure
 - Customized zoning approach is necessary when a development site has special physical characteristics including significant topographical barriers
 - Implement land use recommendations that do not match an existing DZC zone district but are found in adopted plans

Review Criteria

Denver Zoning Code Review Criteria

- A. According to Section 9.6.1.1.D., “in return for the flexibility in site design a PUD District should provide significant public benefit not achievable through application of a standard zone district”;
- Provision of a diverse range of much needed affordable housing options, including different price points, types, and a mix of rental and for-sale units.
 - Provision of publicly accessible open space and valuable connections to the adjacent Loretto Heights Park and regional trail networking including the Platte River Trail.
 - Development patterns compatible in character and design with surrounding neighborhoods while preserving the historic structures and character of the former Loretto Heights campus.
 - The expanded allowed uses on the former campus while providing the historic structures more flexibility to adapt to new uses over time.
 - Investments in public infrastructure including both public and private drives which improve east-west vehicular and pedestrian connections throughout the subject site.

Review Criteria

Denver Zoning Code Review Criteria

- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

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