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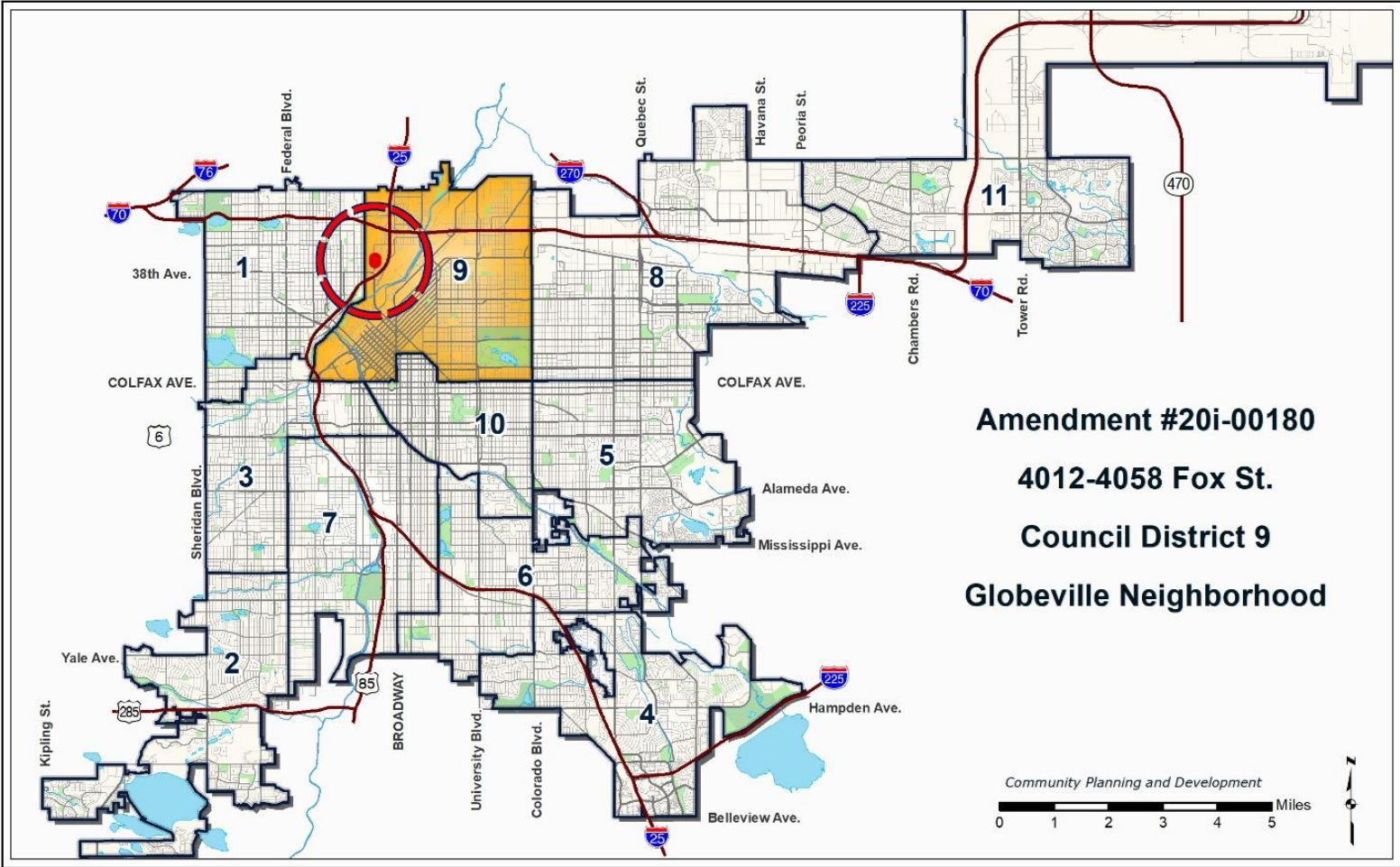
# 4012, 4040, 4046, and 4058 Fox Street

Request: From I-A U0-2 to C-MS-8

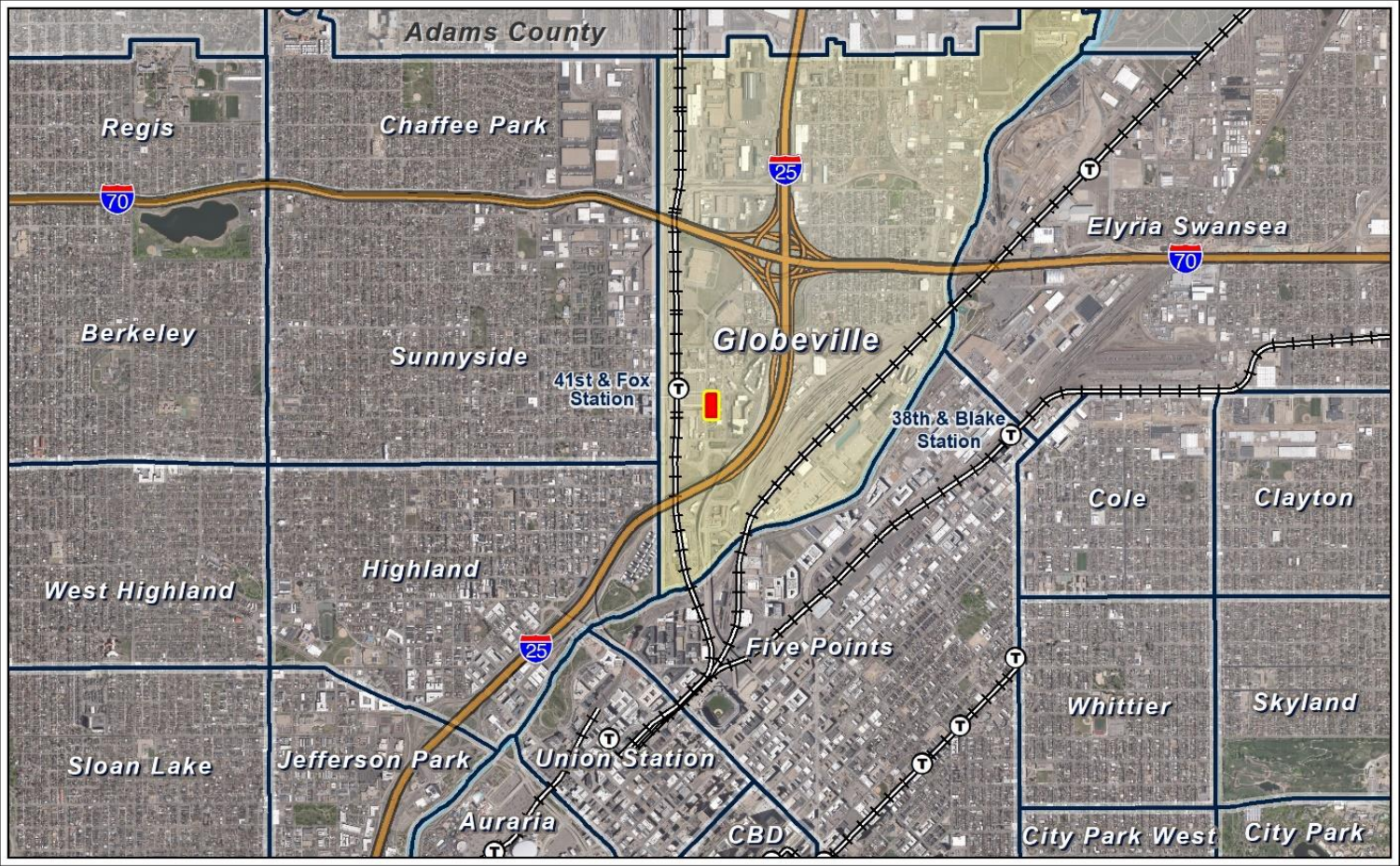
Date: 07/22/2021

#2020I-00180

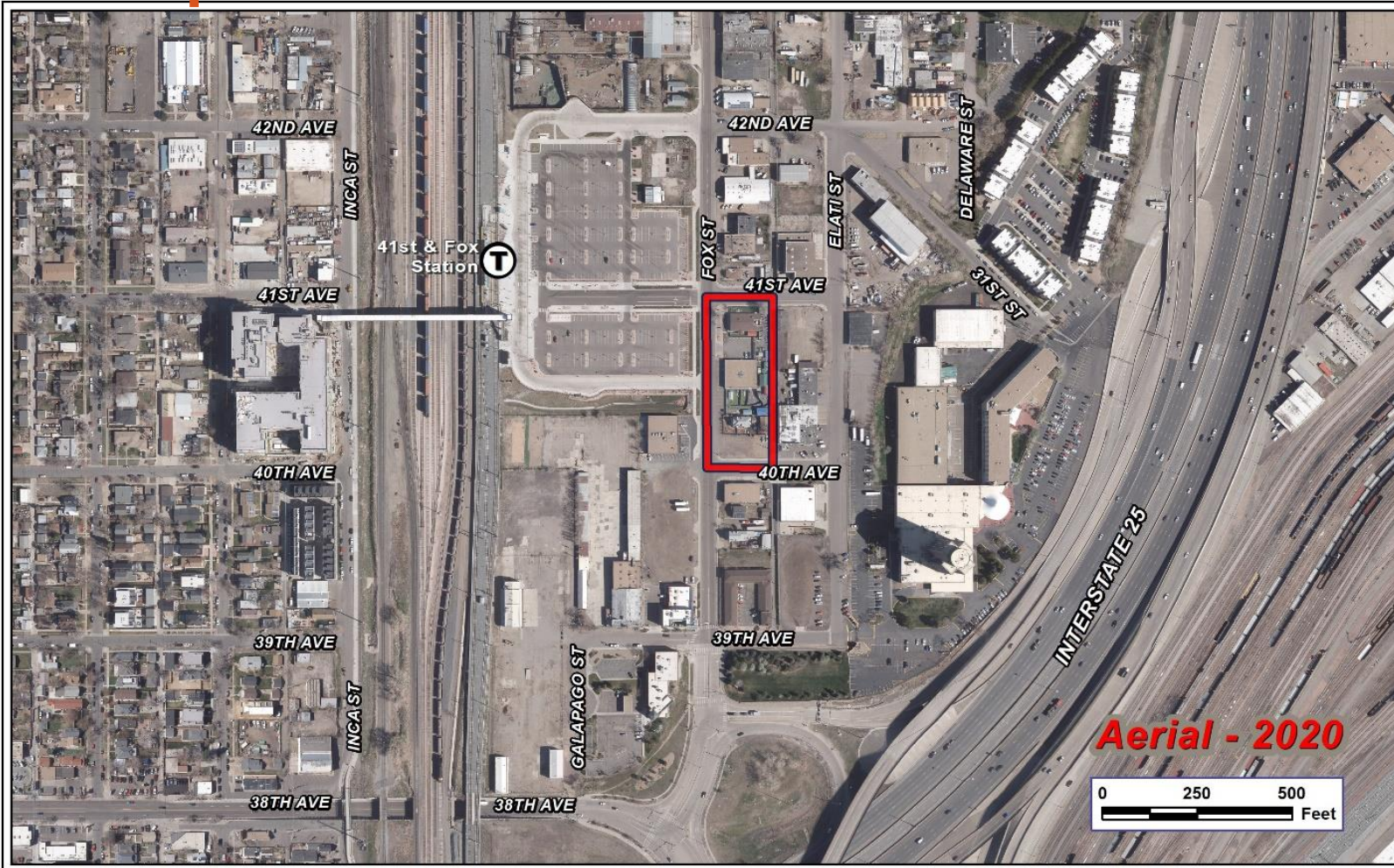
# Council District 9 – Councilmember CdeBaca



# Globeville Neighborhood



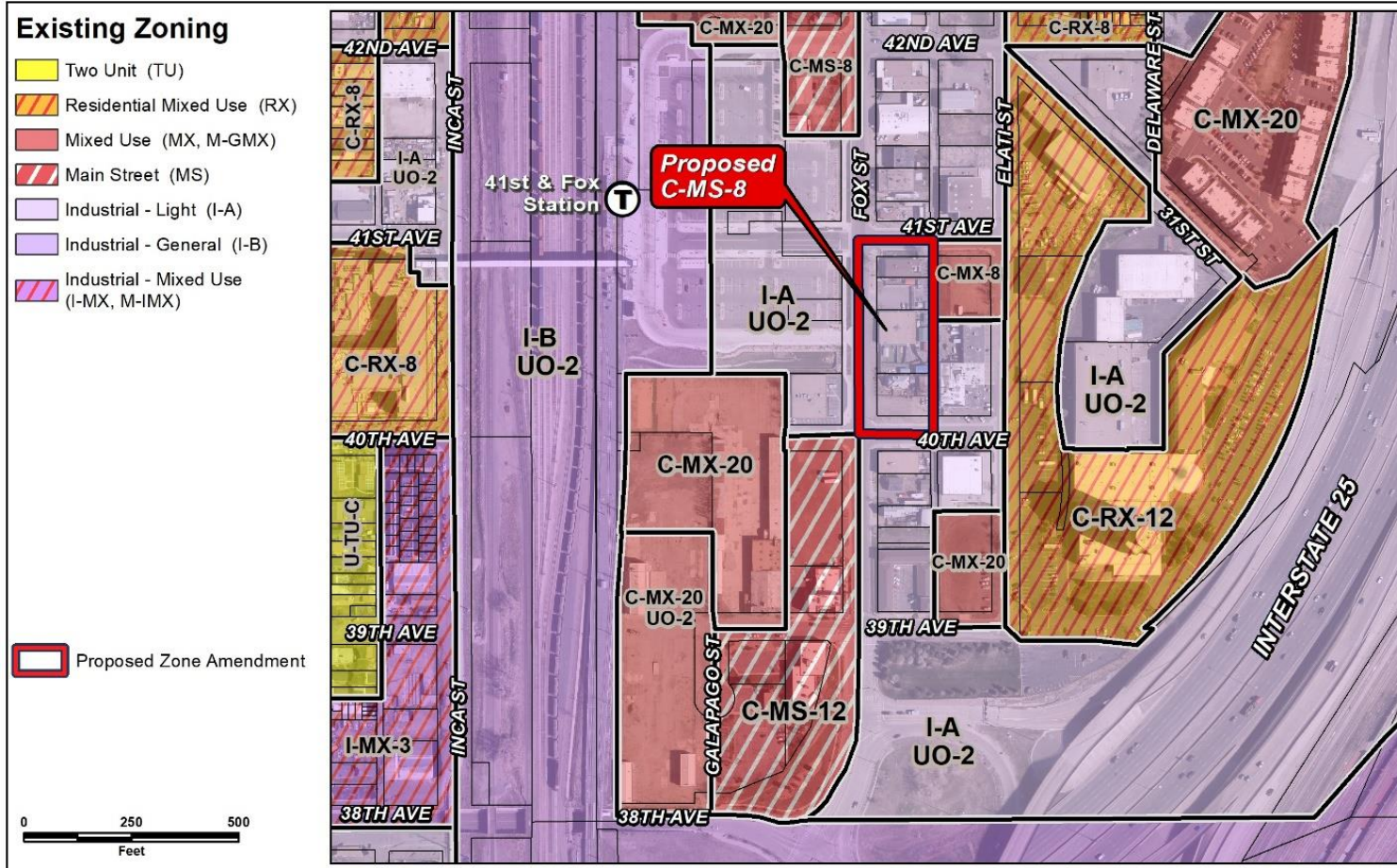
# Request: C-MS-8



- Urban Center Neighborhood Context – Main Street – 8 stories maximum height
- Applied linearly along commercial, industrial, main, mixed-use and residential arterial streets
- Town house, Shopfront building forms
- Proposal: Requesting rezoning to reflect intended transit-oriented development character of area and to facilitate redevelopment

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

# Existing Zoning



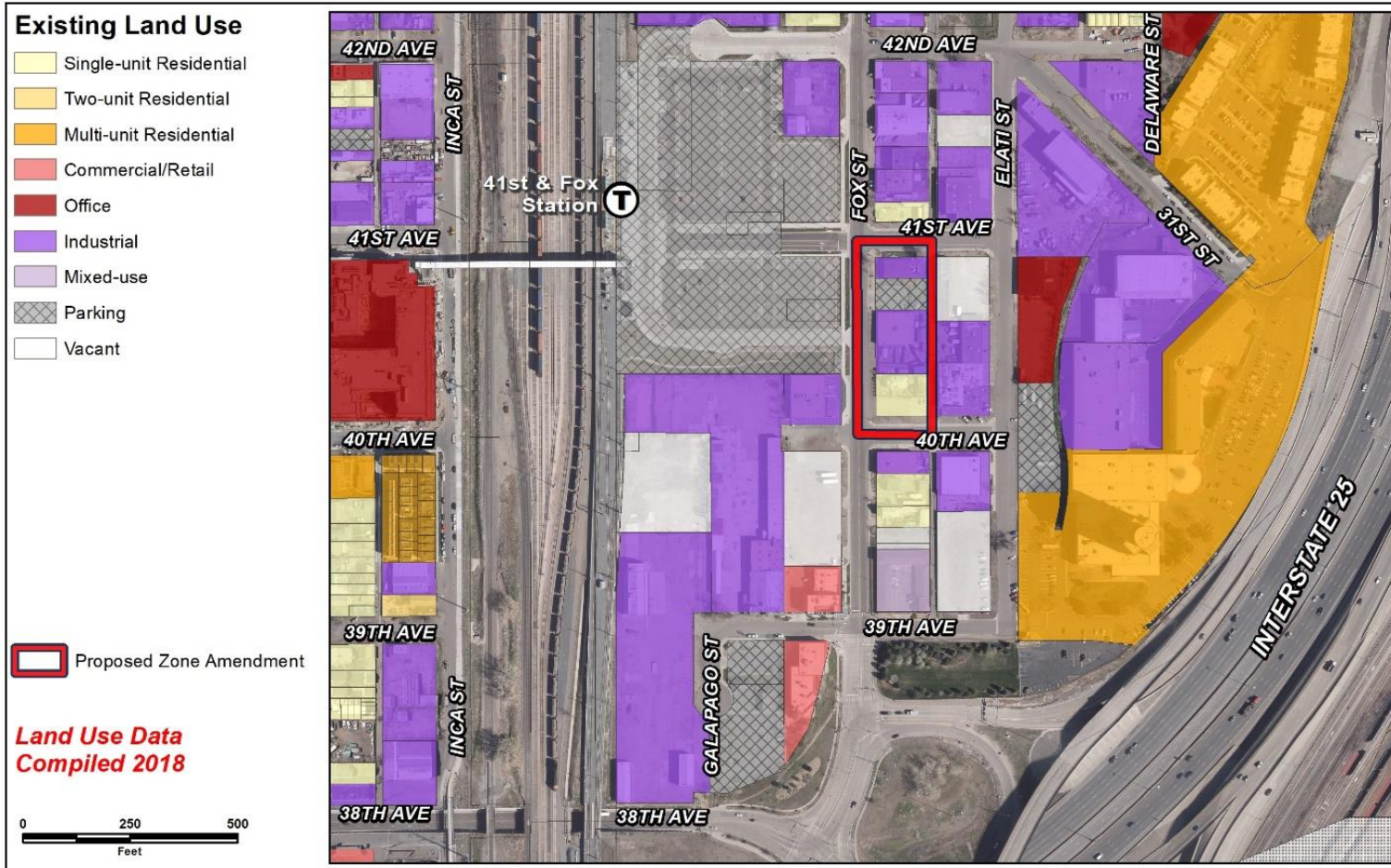
Current zoning:

- I-A UO-2

Surrounding zoning:

- I-A UO-2
- C-MS-8/12 along Fox Street
- C-MX 8/20
- C-RX-8/12/20

# Existing Land Use



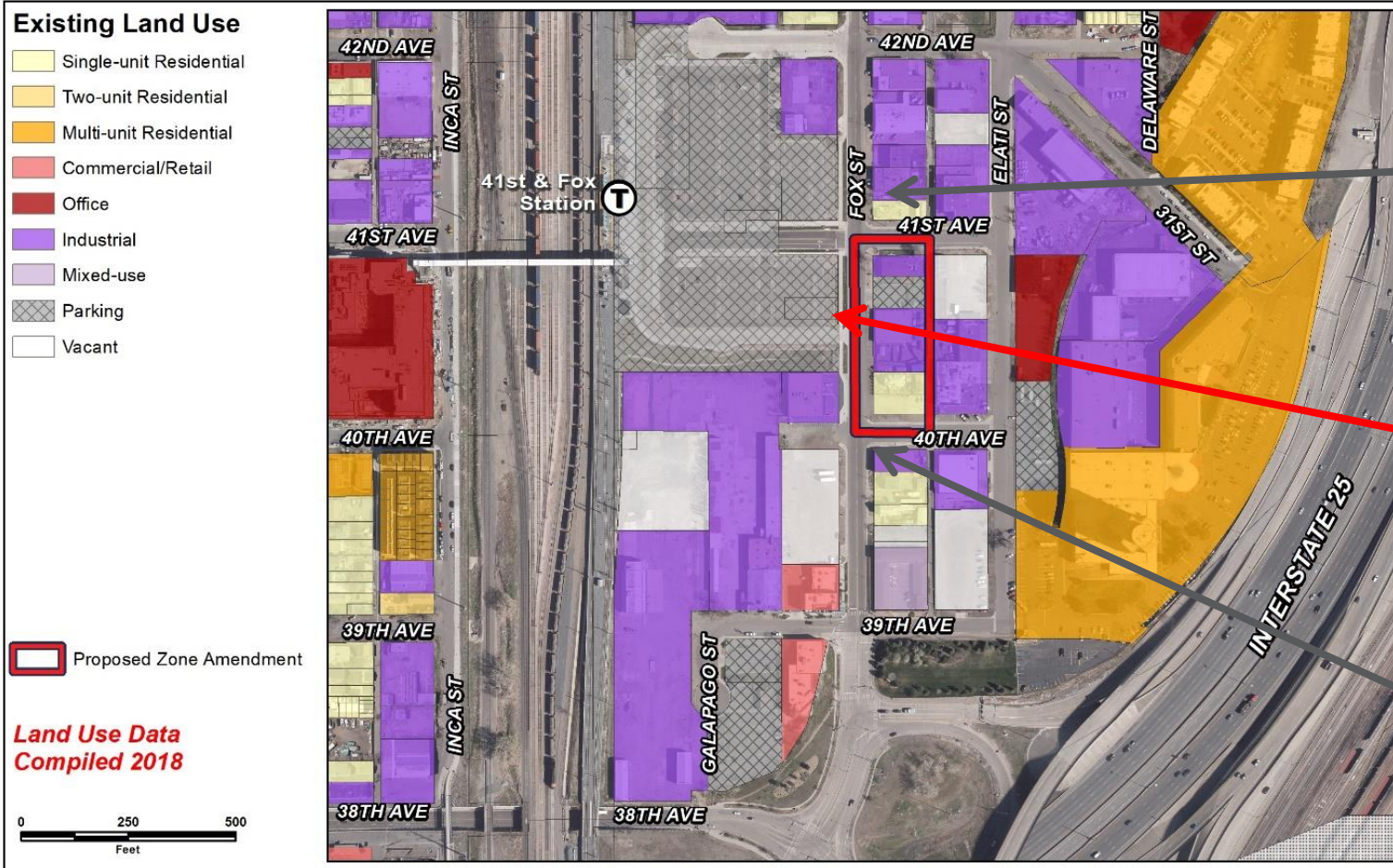
## Current land use

- Industrial
- Single-unit residential
- Parking

## Surrounding land use

- Industrial
- Residential – single- and multi-unit
- Mixed-use
- Vacant
- Parking

# Existing Context – Building Form/Scale



# Development Services Review

- 41<sup>st</sup> Fox Station – East Rules and Regulations
  - Limit trip generation
  - Require Transportation Demand Management plan
- Applicant has been released from Concept
  - 8-story mixed-use development
  - Reserved 854 daily vehicle trips



# Voluntary Affordable Housing Agreement

## Agreement-in-principle - Rental

- Less than 80% AMI
- 20 units: 7 studio, 9 one-bedroom, 4 two-bedroom
- 60 year covenant

*Map amendment application is for the requested C-MS-8 district and not an approval of a site-specific development plan.*

# Process

- Informational Notice: 1/19/21
- Planning Board Notice Posted: 4/20/21
- Planning Board Public Hearing: 5/5/21
- LUTI Committee: 5/11/21
- City Council Public Hearing: 7/26/21

# Public Outreach

- RNOs
  - Globeville First, Elyria Swansea/Globeville Business Association, UCAN, Northeast Denver Friends and Neighbors (NEDFANS), Globeville Civic Partners, Unite North Metro Denver, and Inter-Neighborhood Cooperation (INC)
- No comments

# 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*
- *41<sup>st</sup> and Fox Station Area Plan*
- *Globeville Neighborhood Plan*
- *Housing an Inclusive Denver*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

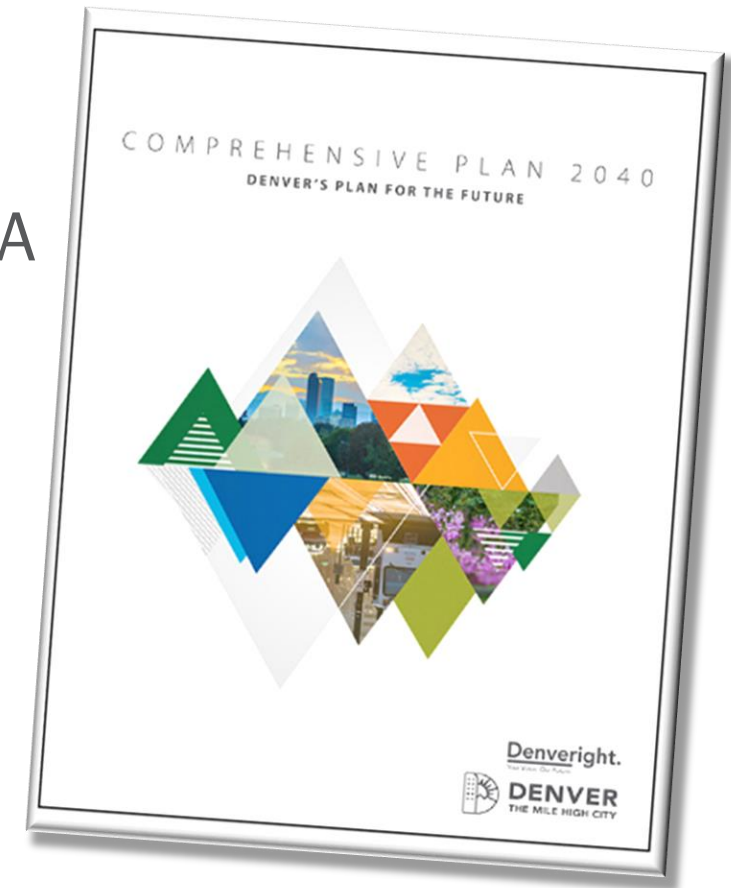
### 4. Justifying Circumstances

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

# Review Criteria: Consistency with Adopted Plans

## *Comprehensive Plan 2040*

- Equitable, Affordable and Inclusive Goal 1 Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategies A, B, D
- Strong and Authentic Neighborhoods, Goal 4, Strategy A
- Environmentally Resilient Goal 8, Strategies A, B, C



# Review Criteria: Consistency with Adopted Plans

## Equity

### *Comprehensive Plan 2040*

- Equitable, Affordable and Inclusive Goal 1, Strategy A: Increase development of housing units close to transit and mixed-use developments (p. 28).



# Review Criteria: Consistency with Adopted Plans

## Climate

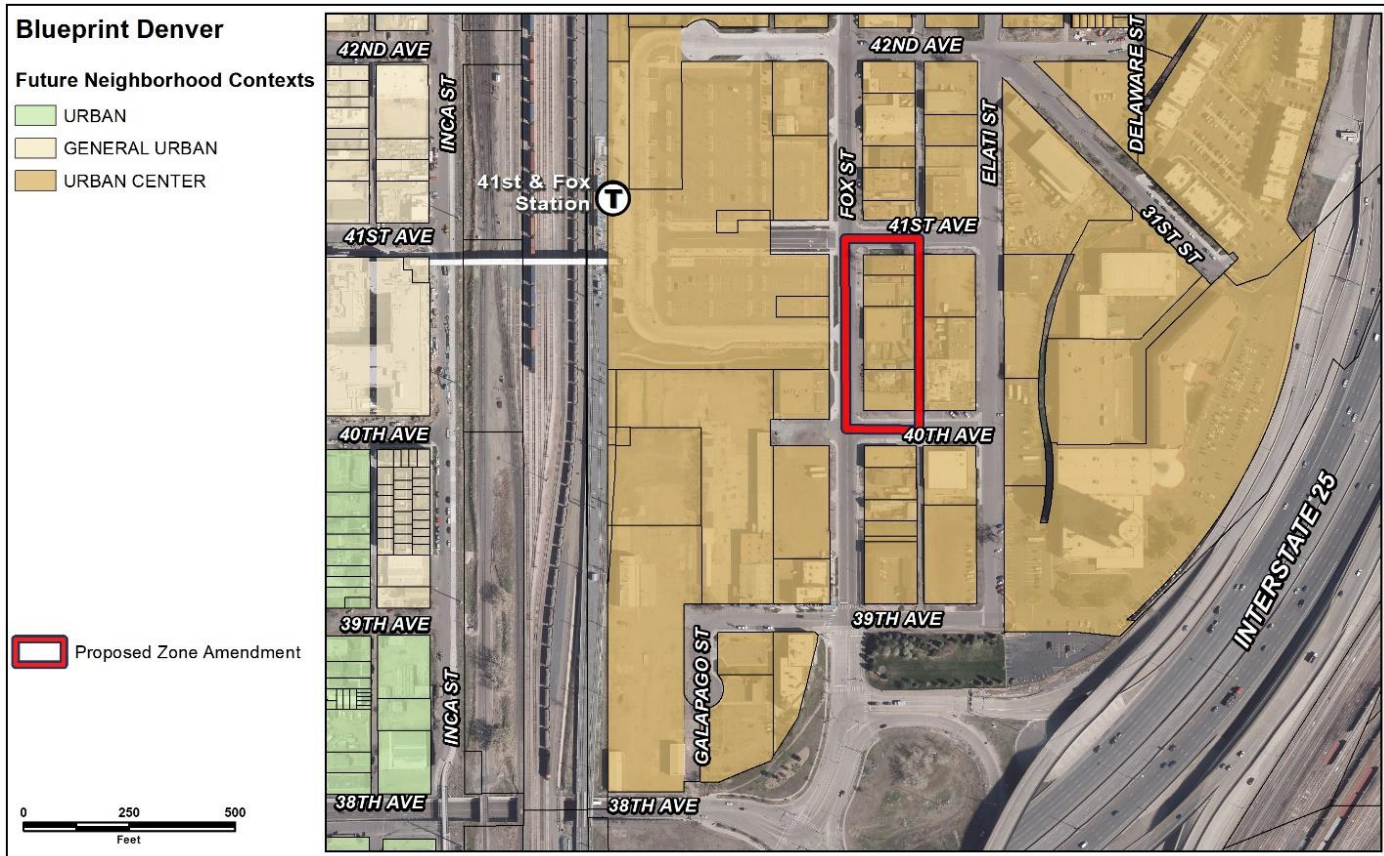
### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).



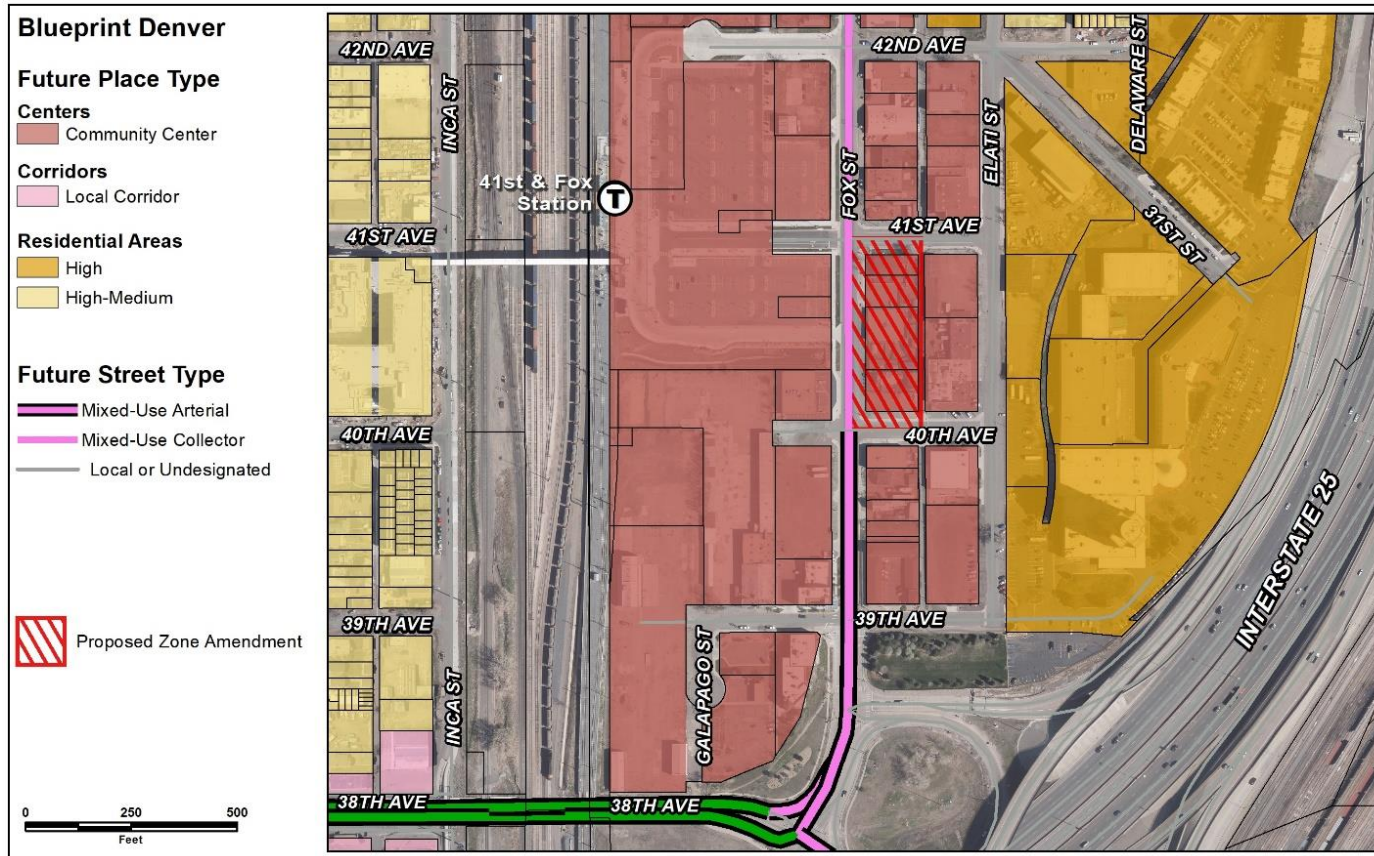


# Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
  - High intensity residential and significant employment areas
  - Development typically contains a substantial mix of uses, with good street activation and connectivity

# Consistency with Adopted Plans: Blueprint Denver

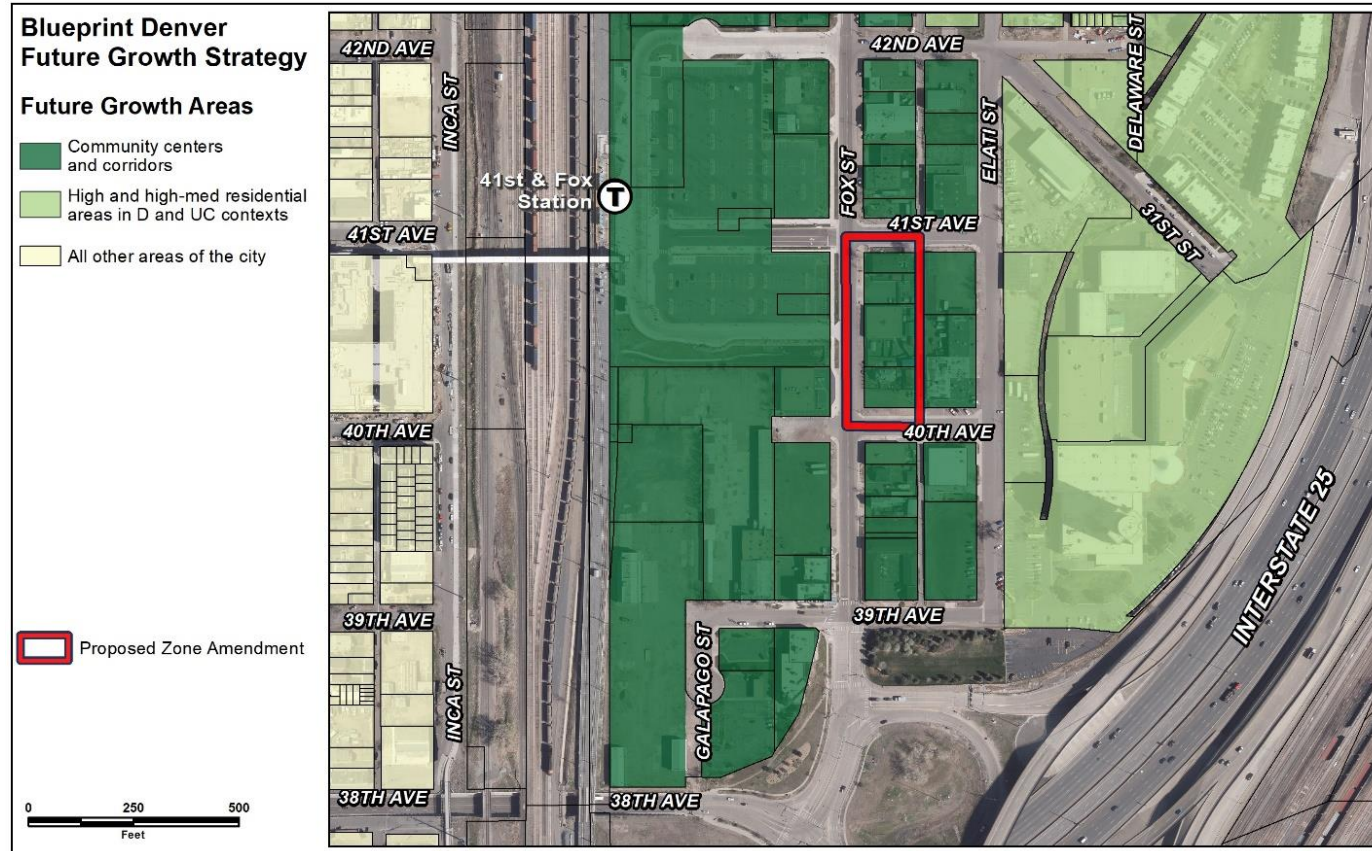


- **Community Center**
  - Mix of office, commercial, and residential uses
  - Buildings are larger in scale than local centers and orient to the street
  - Heights can be generally up to 12 stories
- **Street types**
  - Fox Street: Mixed-use collector/arterial

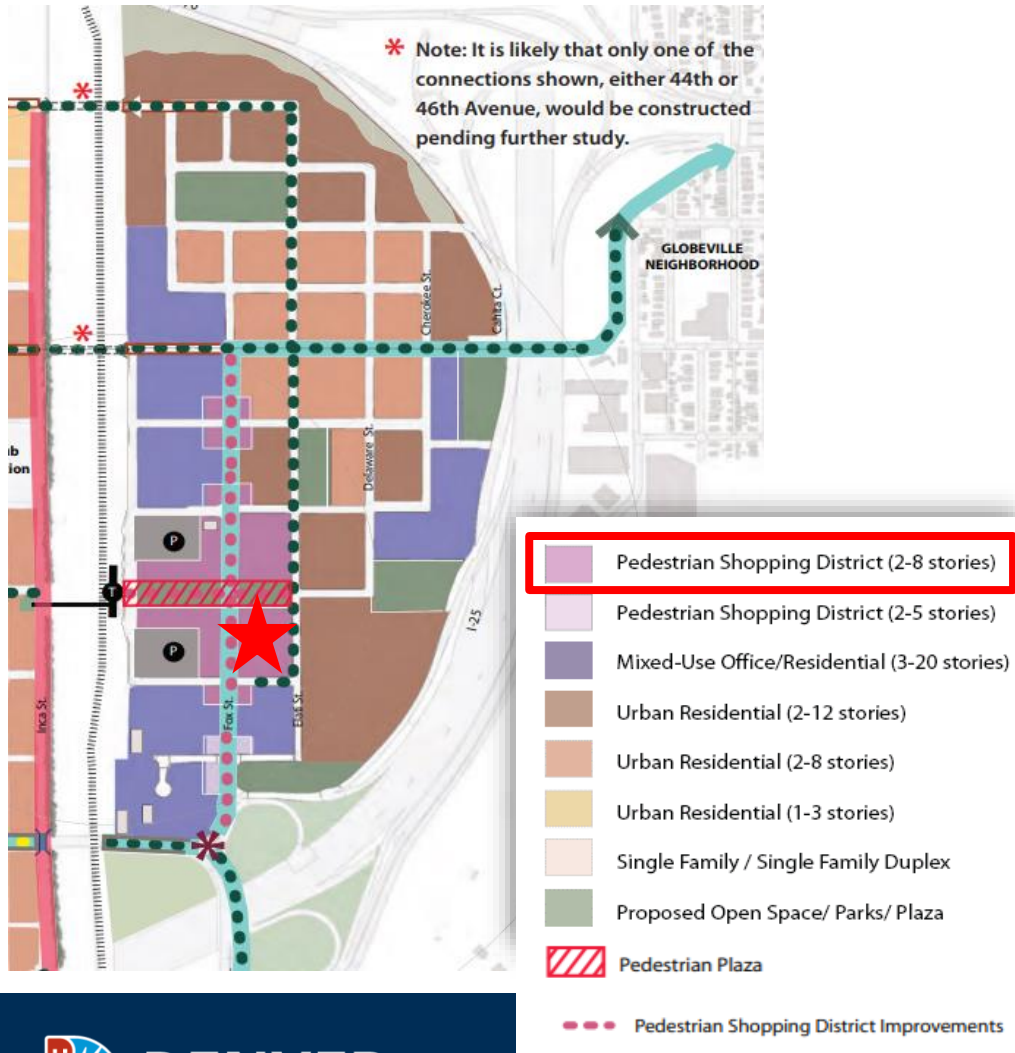
*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# Consistency with Adopted Plans: Blueprint Denver

- Growth Areas Strategy: Community centers and corridors
  - 25% of new housing
  - 20% of new employment



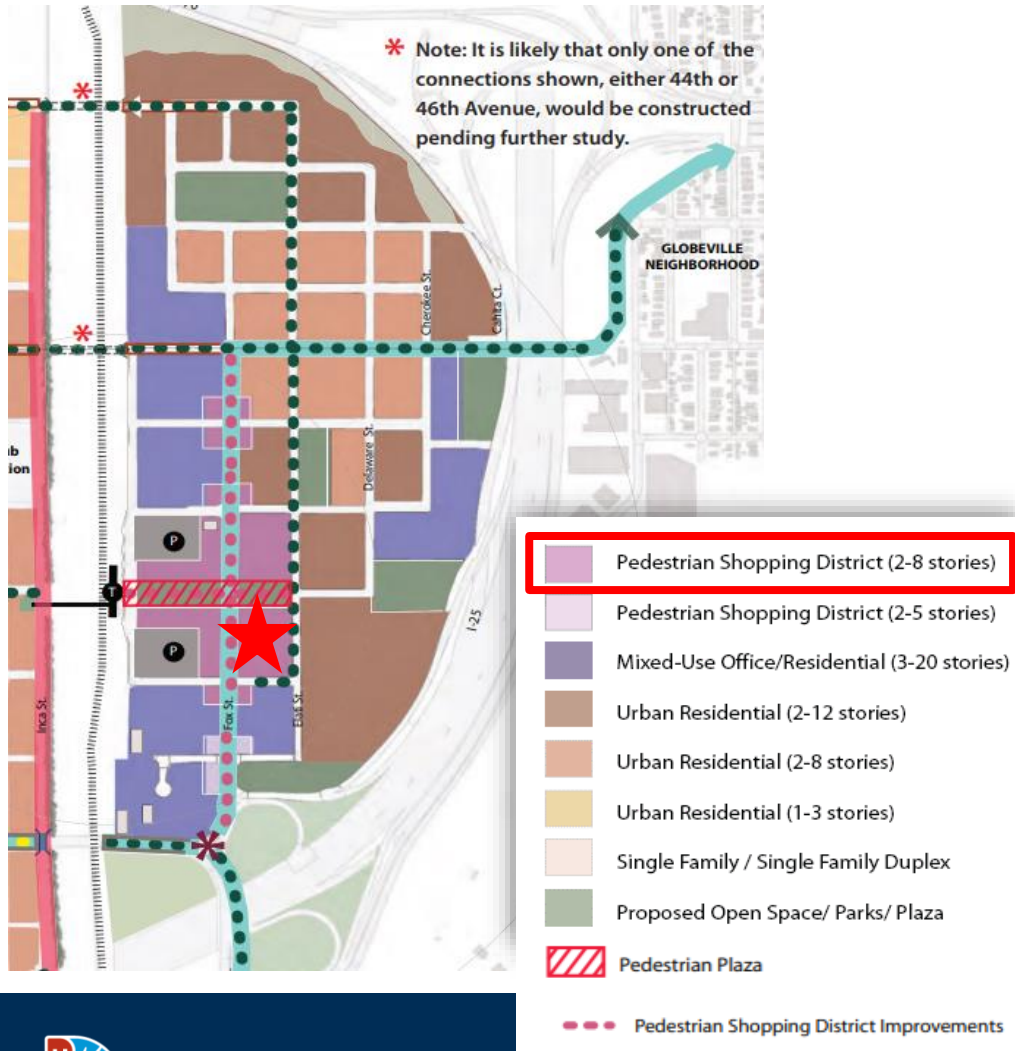
# Consistency with Adopted Plans: Area Plan



## 41<sup>st</sup> and Fox Station Area Plan (2009)

- Vision for a diverse, transit supportive and environmentally sustainable urban center
- Pedestrian Shopping District (2-8 stories)
  - Mix of uses
  - Continuous street frontages with sidewalk entrances

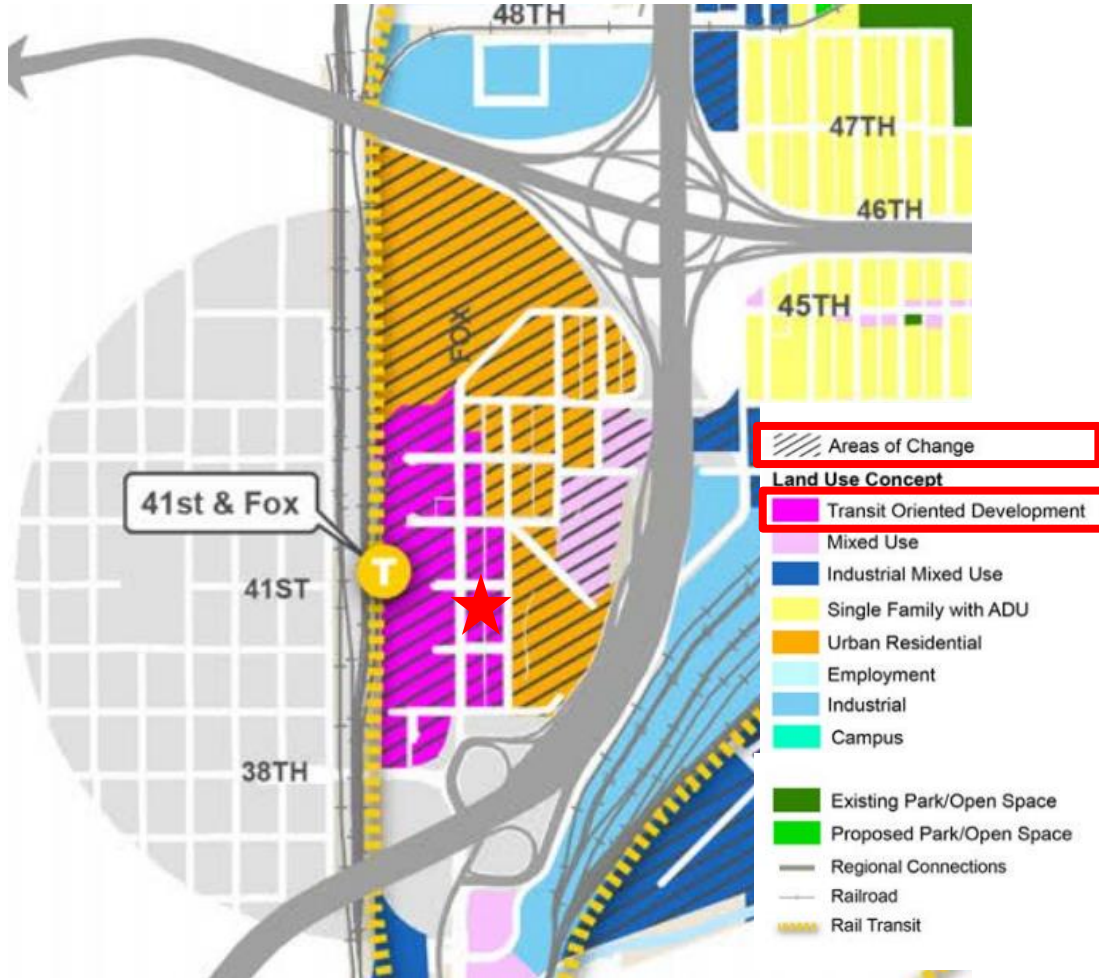
# Consistency with Adopted Plans: Area Plan



## 41<sup>st</sup> and Fox Station Area Plan (2009)

- Circulation plan included improvements to the transportation network
- Constrained vehicle network
- Applicant has reserved trips enabled by this rezoning under the 41st & Fox – East Rules & Regulations

# Consistency with Adopted Plans: Area Plan



## Globeville Neighborhood Plan (2014)

- Reinforced 41<sup>st</sup> and Fox Station Area Plan in this location
- Transit-Oriented Development
  - Housing, services, and employment opportunities
  - Facilitates pedestrian and transit access
- Area of Change
  - Most desirable and beneficial location for growth

# Review Criteria: Consistency with Adopted Plans

## *Housing an Inclusive Denver (2018)*

Recommendations:

“promote development of new affordable, mixed-income and mixed-use rental housing”  
(p. 83).

- Applicant is working with the City to finalize a voluntary affordable housing agreement.
- The proposed map amendment already meets the consistency with adopted plans criterion. The inclusion of a voluntary affordable housing agreement further strengthens the already consistent application.

# 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Changed or changing conditions in a particular area, or in the city generally
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