



DENVER
THE MILE HIGH CITY

620 W. 1st Ave. and 90 Galapago St. (portion)

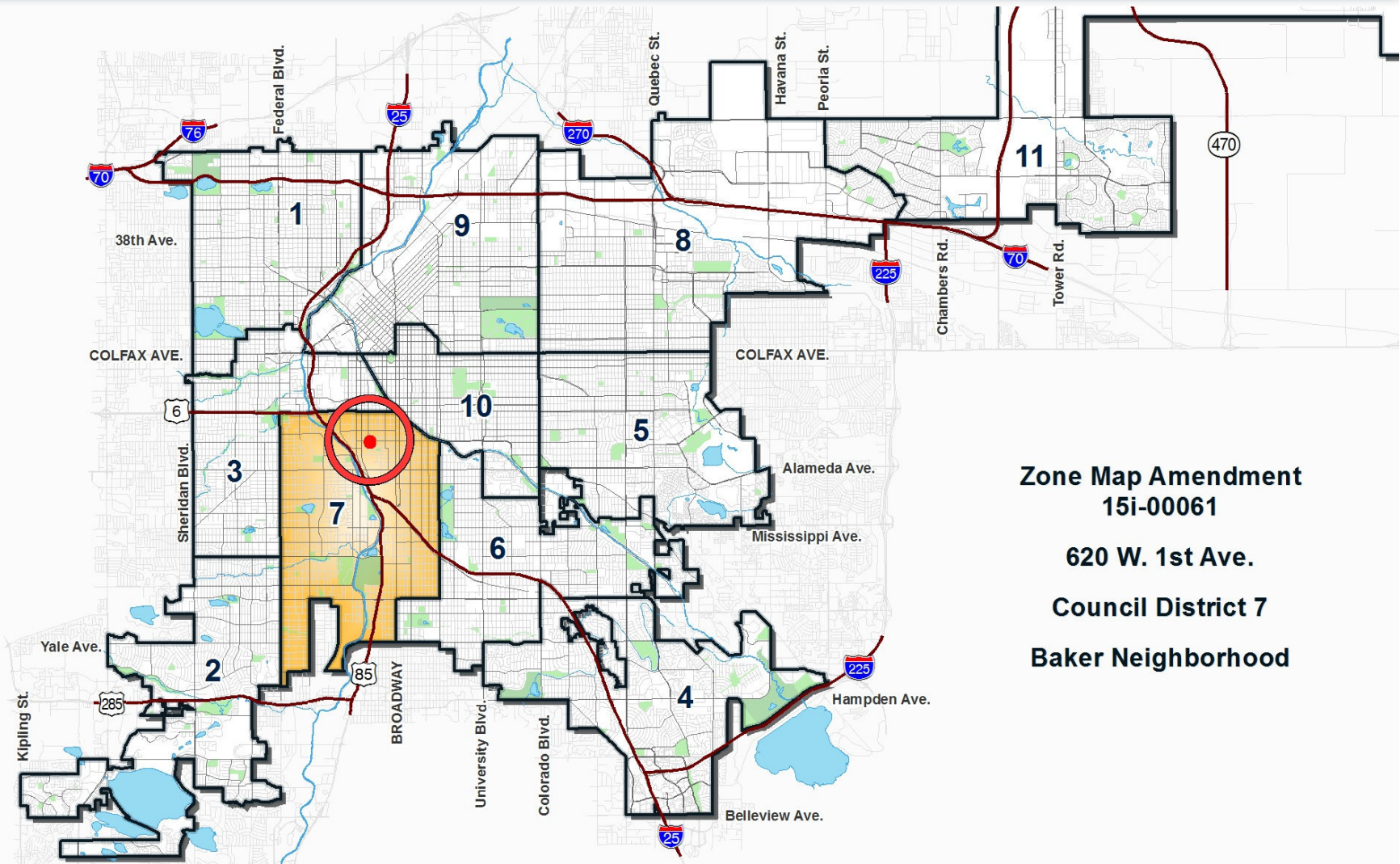
U-RH-2.5 to I-MX-3

FOR CITY SERVICES VISIT | CALL
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620 W. 1st Ave. and 90 Galapago St. U-RH-2.5 to I-MX-3



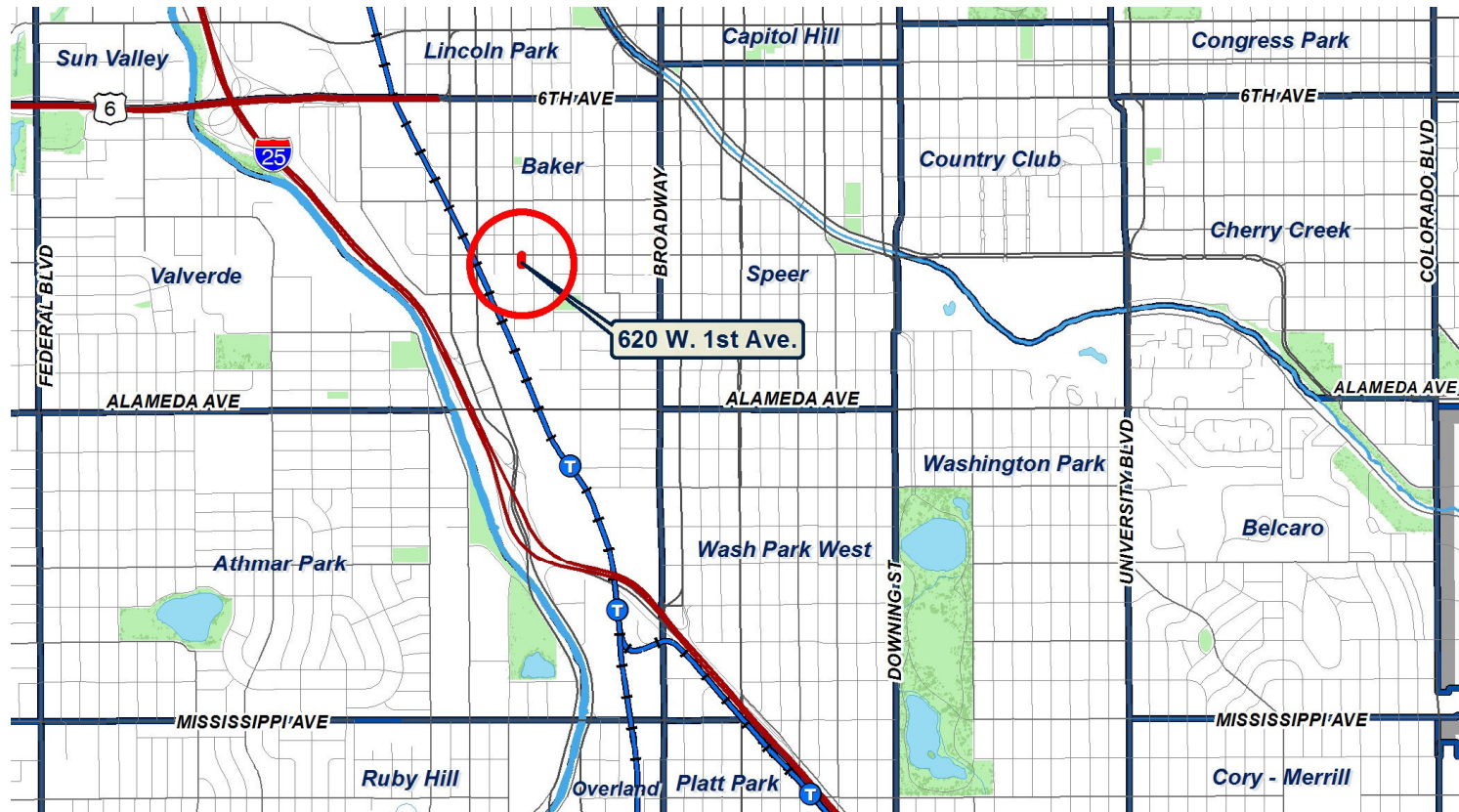
**Zone Map Amendment
15i-00061**

**620 W. 1st Ave.
Council District 7
Baker Neighborhood**

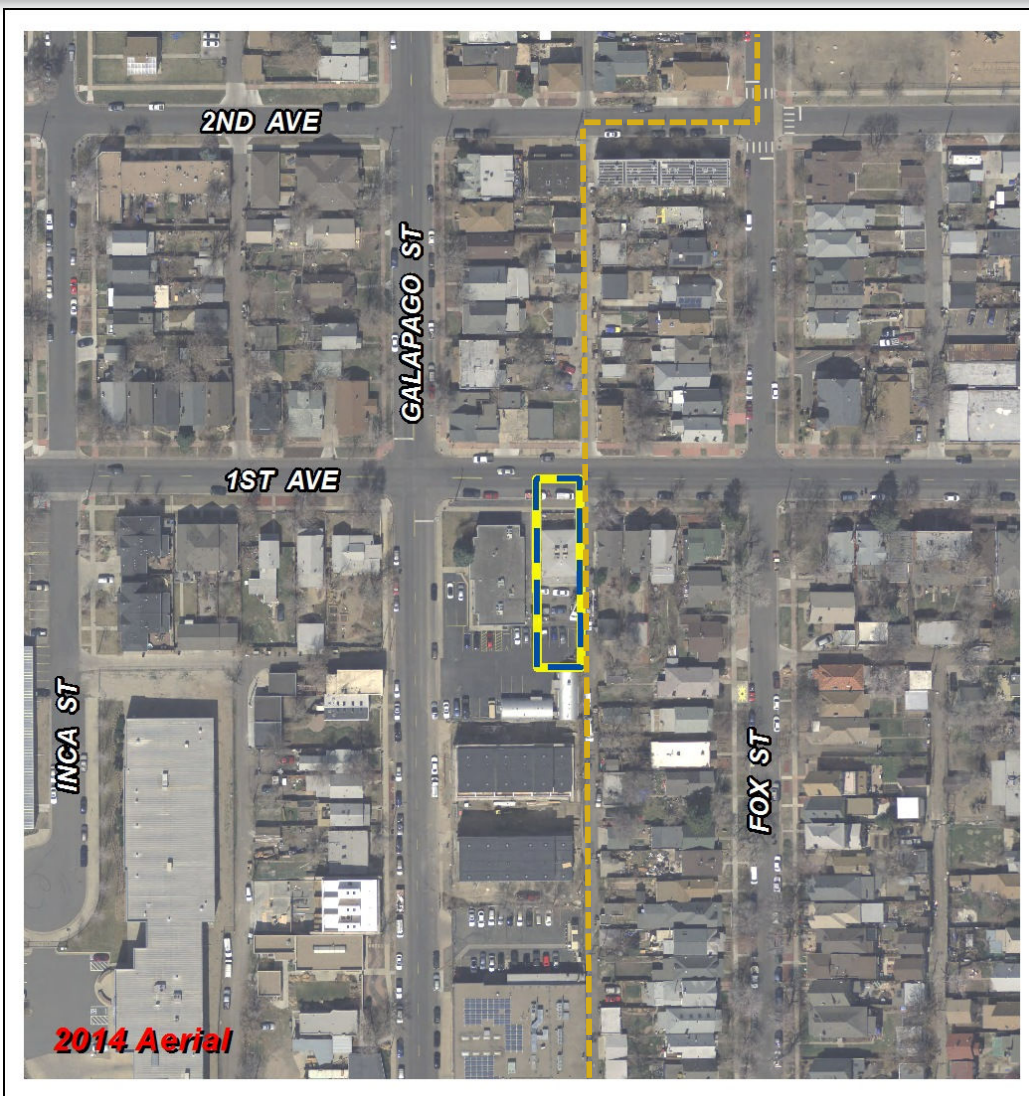


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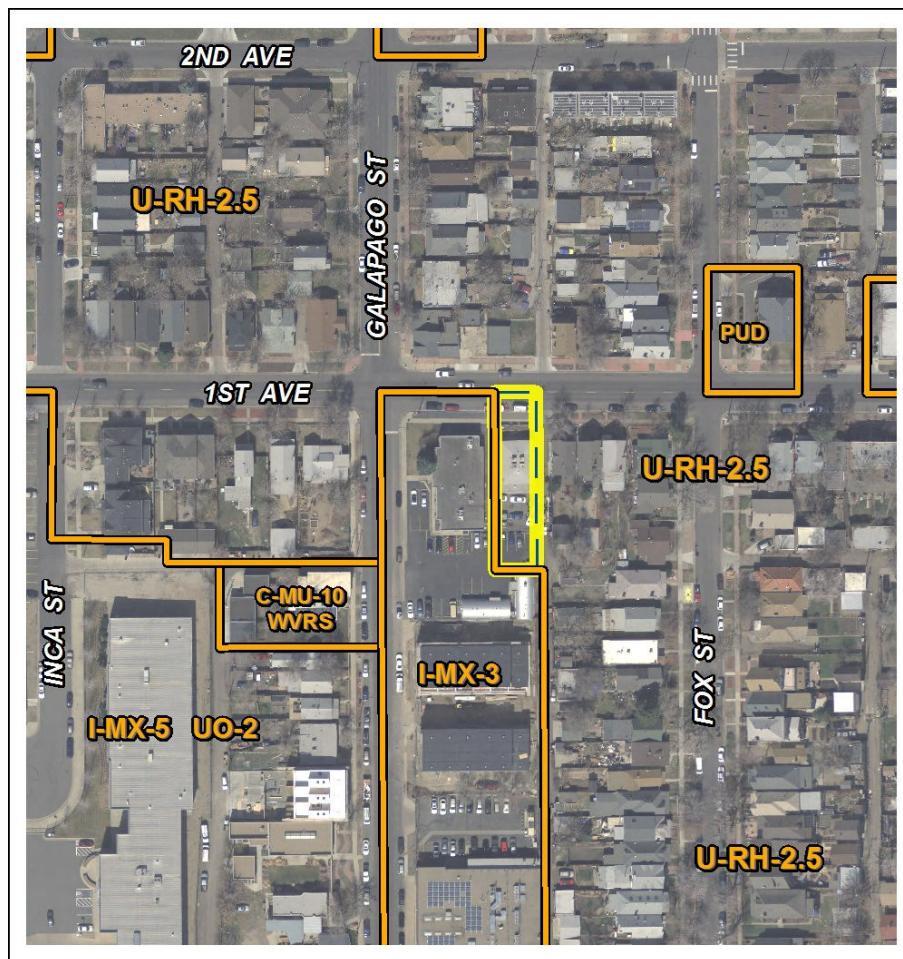
Baker Statistical Neighborhood



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- On 1st Avenue east of Galapago Street along the alley; between Santa Fe Drive and Broadway
- Eastern edge of the “Industrial crescent” area
- Outside Baker Neighborhood Historic Landmark District



- Property:
 - 6,340 s.f.
 - Includes 4-unit 2-story residential building on +/- 4,600 s.f. parcel
 - Accessory surface parking associated with 1-story office
- Property Owners:
 - Requesting rezoning to enable a zone lot amendment to conform to parcel lines

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

Before (2010)



After (Today)



- As a result of the parcel split:
 - 90 Galapago Street is split-zoned I-MX-3 and U-RH-2.5
 - 620 W. 1st Avenue is on a parcel smaller than the minimum 6,000 s.f. zone lot size in the U-RH-2.5 zone district
- If rezoned, the property owners could amend their shared zone lot and separate from each other for zoning purposes




Request: I-MX-3 Industrial – Mixed Use – 3 Stories Max

Article 9. Special Contexts and Districts
Division 9.1 Industrial Context

DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)

SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



General Character: The Industrial Context consists of areas of light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use. The Industrial Context includes outdoor storage, heavy commercial services, and waste services. The Industrial Context includes multi-story buildings with tall ceilings that accommodate industrial processes, loading bays, and specialized equipment. Industrial uses are primarily located along or in proximity to highway or arterial streets, and often include heavy rail access.

Street, Block, and Access Patterns: The Industrial Context consists of an irregular pattern of large blocks. Vehicle access is typically a drive from the street to a surface parking lot. Truck access, loading, and parking are important attributes. The Industrial Mixed Use Districts have a more urban context with a rectangular street grid and alley access.

Building Placement and Location: Industrial buildings are typically placed to accommodate the specific activity, often with parking surrounding the building. In many cases, the Industrial Context incorporates existing buildings with raised loading docks presenting particular access and parking challenges. Building placement in the Industrial Mixed Use districts is closer to the street with parking, loading and access in the rear of the site. Reuse of existing industrial buildings with street facing loading presents design challenges.

Building Height and Form: Building heights range from 1-3 stories which utilize simple forms to maximize open floor space to accommodate warehousing, although older industrial areas include multi-story warehouse buildings, manufacturing uses, adaptive re-use of industrial structures, and multi-storied mixed use buildings.

Mobility: The Industrial Context has typically had a relatively low level of access to the multi-modal transit system, although many areas are adjacent to transitioning Areas of Change associated with new or existing rail transit lines.

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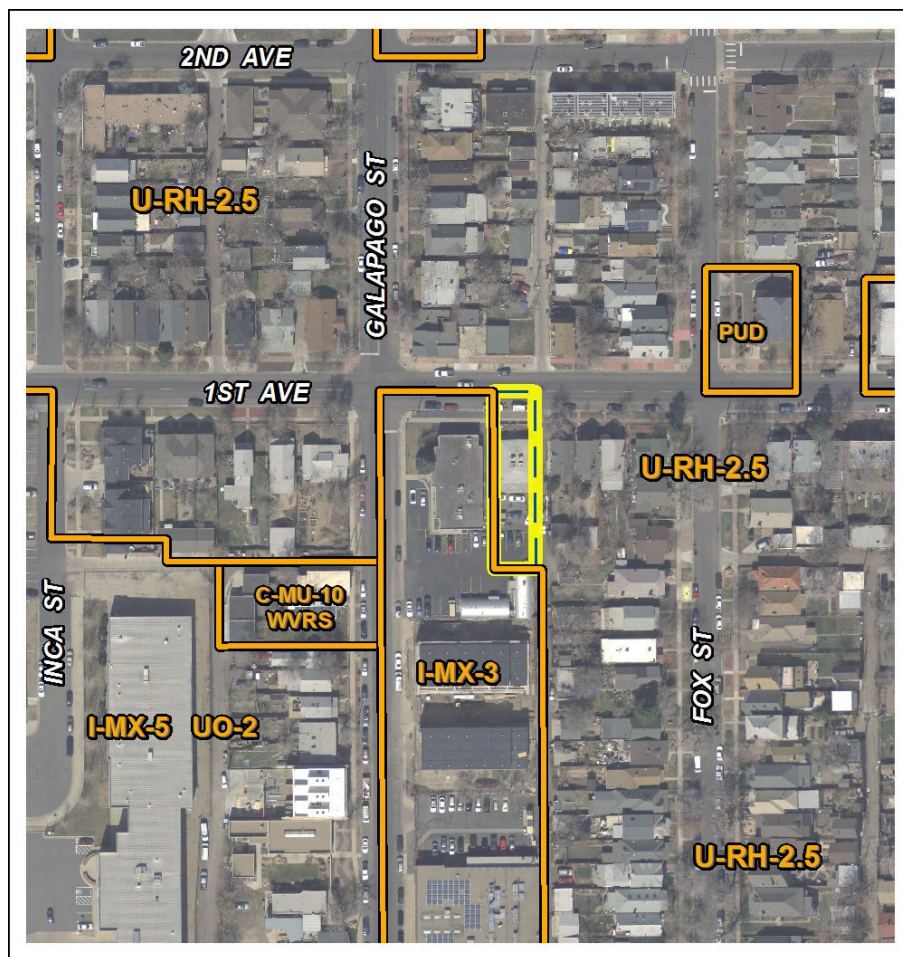
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DENVER ZONING CODE
June 25, 2010 | Republished April 7, 2014

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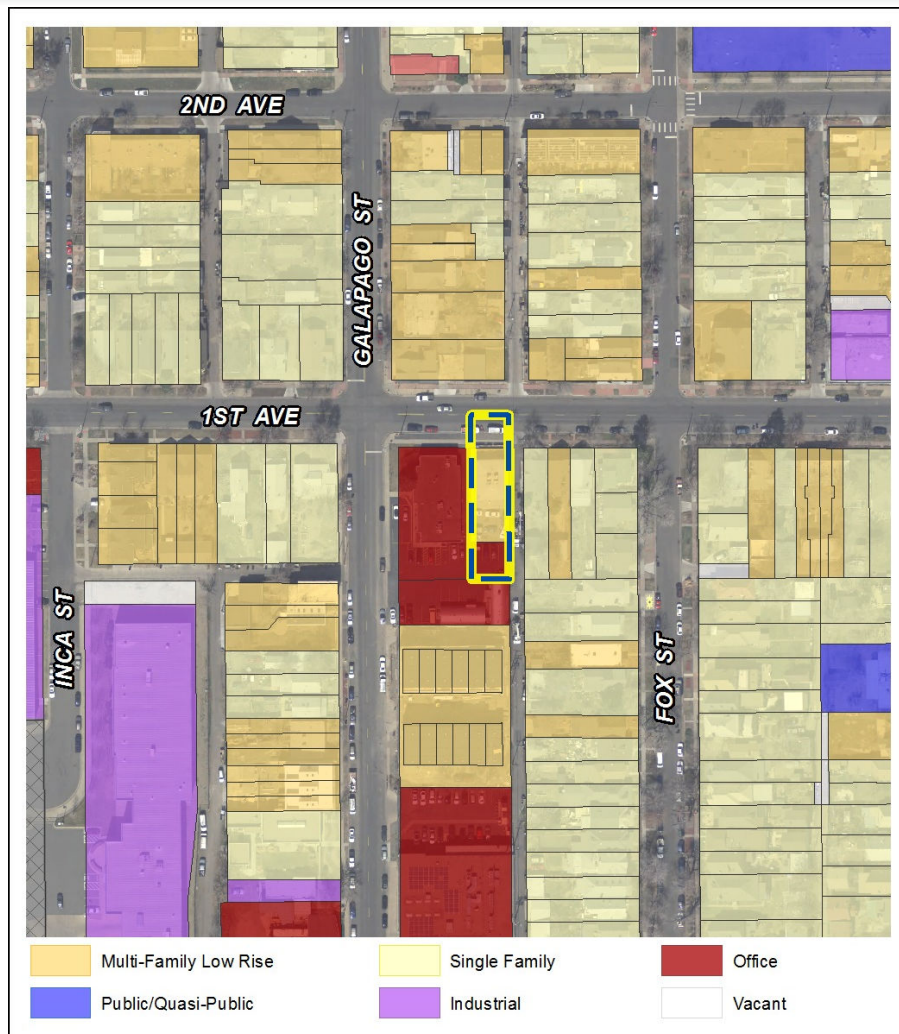
- Allows industrial, commercial, residential uses
- Up to three stories in height
- No minimum zone lot size

Existing Context – Zoning



- I-MX-3: Balance of the half-block along Galapago St.
- U-RH-2.5: Residential areas
- C-MU-10 with waivers and I-MX-5 to the west/southwest

Existing Context – Land Use

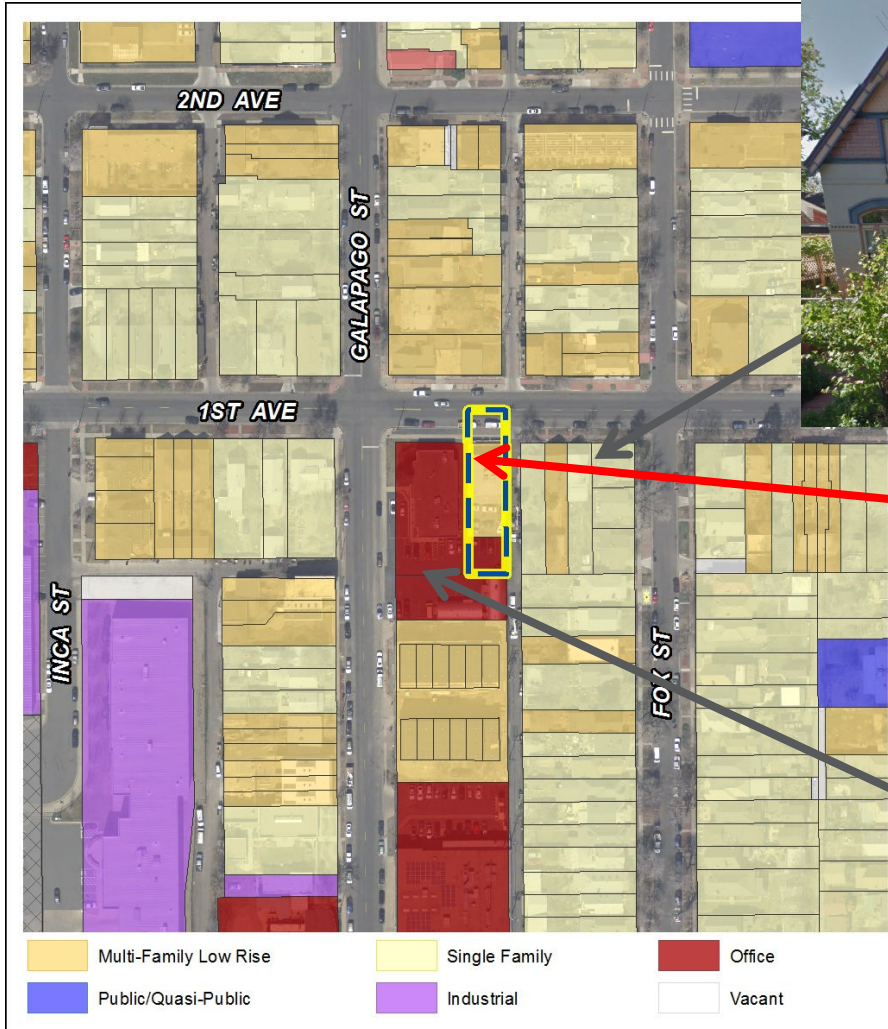


- Existing Use:
 - Multi-unit residential
 - Office
- Surrounding Use:
 - Office
 - Multi-Unit Residential
 - Single-Unit Residential



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Existing Context – Building Form/Scale



- Informational Notice of Receipt of Application: 06/01/15
- Planning Board Public Hearing: 08/19/15
- Neighborhoods and Planning Committee: 09/02/15
- City Council Public Hearing: 10/12/15



Public Comments

- Registered Neighborhood Organizations
 - Baker Historic Neighborhood Association – meeting of general membership: voted to recommend approval
- No other comments have been received



Planning Board Recommendation

- Following a public hearing on 8/19/15, the Denver Planning Board unanimously recommended that the application be **approved.**

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Baker Neighborhood Plan (2003)

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

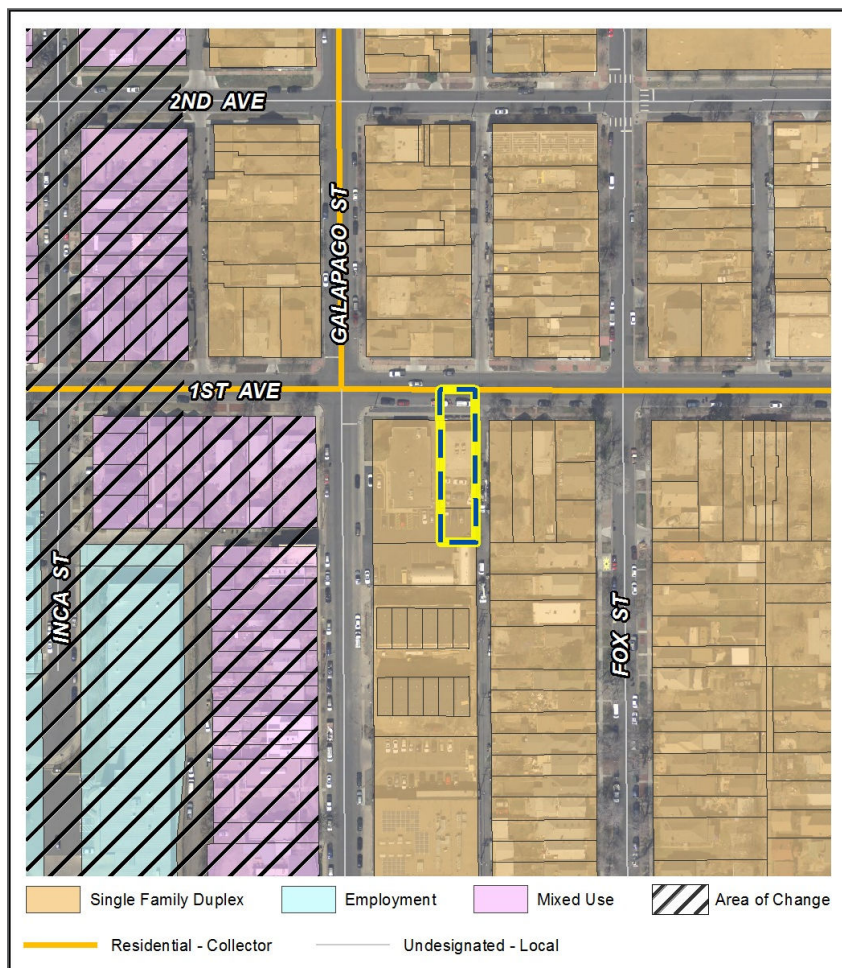
- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development; design mixed use communities.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*
- Economic Activity Strategy 4-B – *Reinvest in the city's historical industrial crescent to keep it viable for a wide range of business and employment opportunities.*

The proposed map amendment will support a mix of uses in a location where services and infrastructure are already in place and keep the area viable for new business opportunities as well as residential. Therefore, it is consistent with Comprehensive Plan 2000.

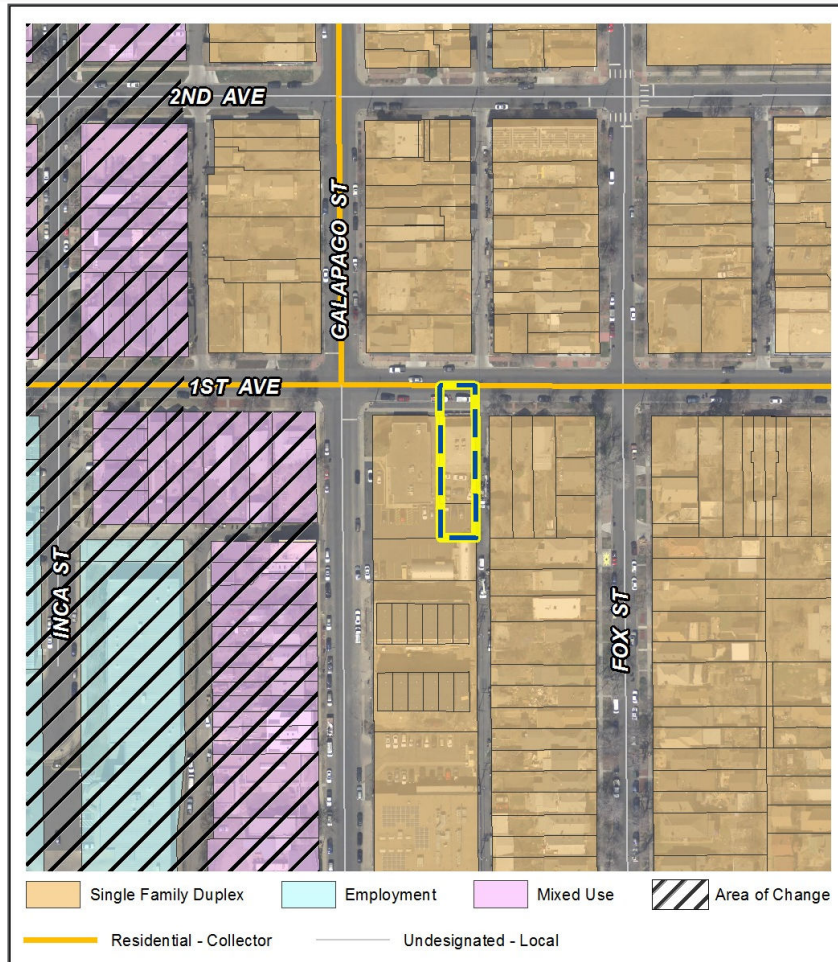
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept: Single Family Duplex
 - “Single family duplex residential areas are moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses.”
- Area of Stability
 - “The goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment.”



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)


- Future Street Classification:
 - W. 1st Avenue
 - Residential Collector
 - Tend to be more pedestrian-oriented than commercial streets
 - Galapago Street
 - Undesignated Local

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



Legend

- Industrial
- Industrial/Commercial Area of Change
- Residential/Office Area of Change
- Commercial Corridors
- Mid- and High-Rise Residential
- Single-Family and Rowhouse Residential

 Baker Historic District

Subarea: Residential/Office Area of Change

- “Serves as a blend of land uses from the solidly residential area to the solidly industrial area.”
- “Allow property owners the flexibility to maintain and expand existing office and light industrial uses, to build new residential uses, and to respond to the long-term evolution of development trends.”



Baker Neighborhood Plan (2003)

Goals for this Area of Change:

- “Develop a logical change between Baker’s subareas that protects the viability of existing industrial businesses and enhances the quality of life of the residents.”
- “Provide a range of residential and office uses that allow property owners the flexibility to respond to the long-term evolution of development trends.”
- “Reinvestment in existing light industrial and non-retail commercial properties is expected.”
- “As properties redevelop, support rezoning applications that allow for a mix of residential and office uses, shared parking, and appropriate buffering, mitigation and design.”

These goals identified in the Baker Neighborhood Plan all point to a regulatory solution like the I-MX zone districts available in today’s Denver Zoning Code.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Baker Neighborhood Plan
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

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.” The application is justified by:
 - Change in ownership resulting in hardships on the current owners of the property
 - Recent development on Galapago St.

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Industrial Mixed Use Districts:
 - “Have a more urban context with a rectangular street grid and alley access.”
 - “Are intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.”
 - “Accommodate a variety of industrial, commercial, civic and residential uses.”
 - I-MX-3 specifically for areas “served primarily by local or collector streets with a maximum building height of 3 stories.”
 - Surrounding area already contains office, business, residential, and light industrial; existing I-MX-3 zoning
 - Site and rezoning request are consistent with these purposes and intent statements.

CPD recommends that application 2015I-00061 be **approved**, 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