



5107, 5111, 5115, 5117 & 5135 N. Emerson St.

2023I-00014

Request: I-A, UO-2 to G-RX-5

LUTI: October 17, 2023

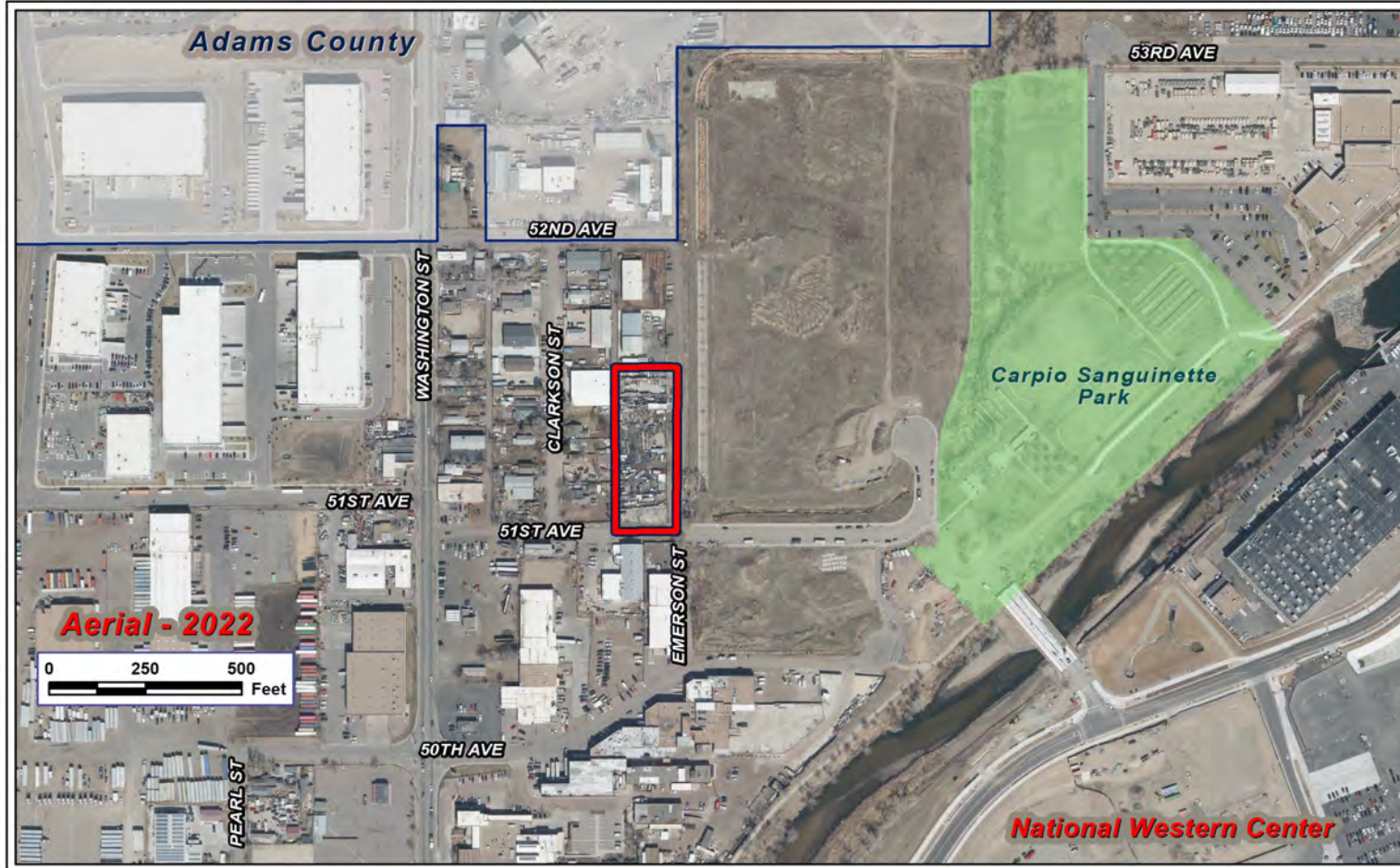
Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from I-A, UO-2 to G-RX-5



Subject Site

- Approx. 50,500 sq.ft.
- 1.16 acres
- I-A, UO-2

Proposal

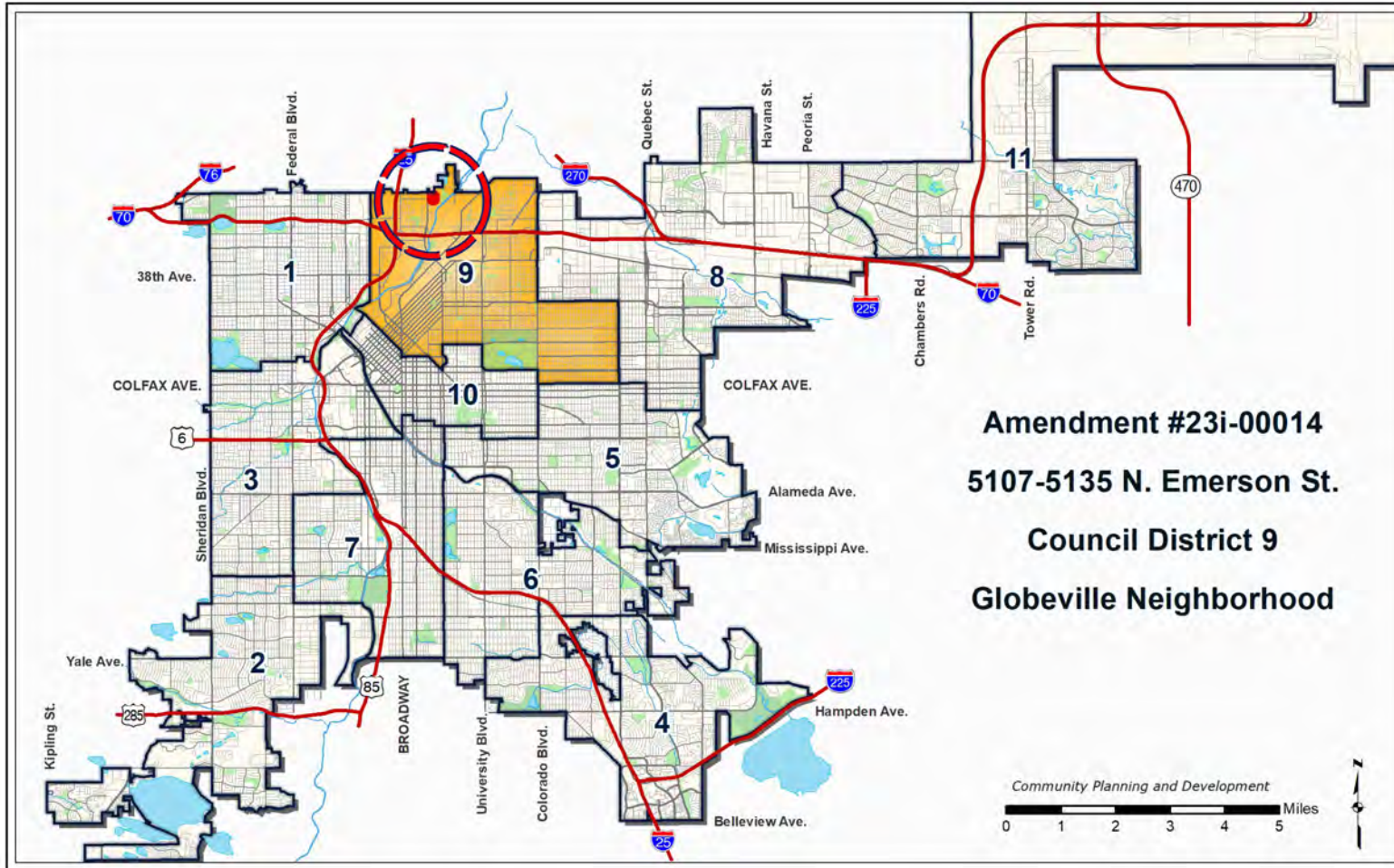
- Max. building height 5 stories
- Town House and Shopfront.

Agenda

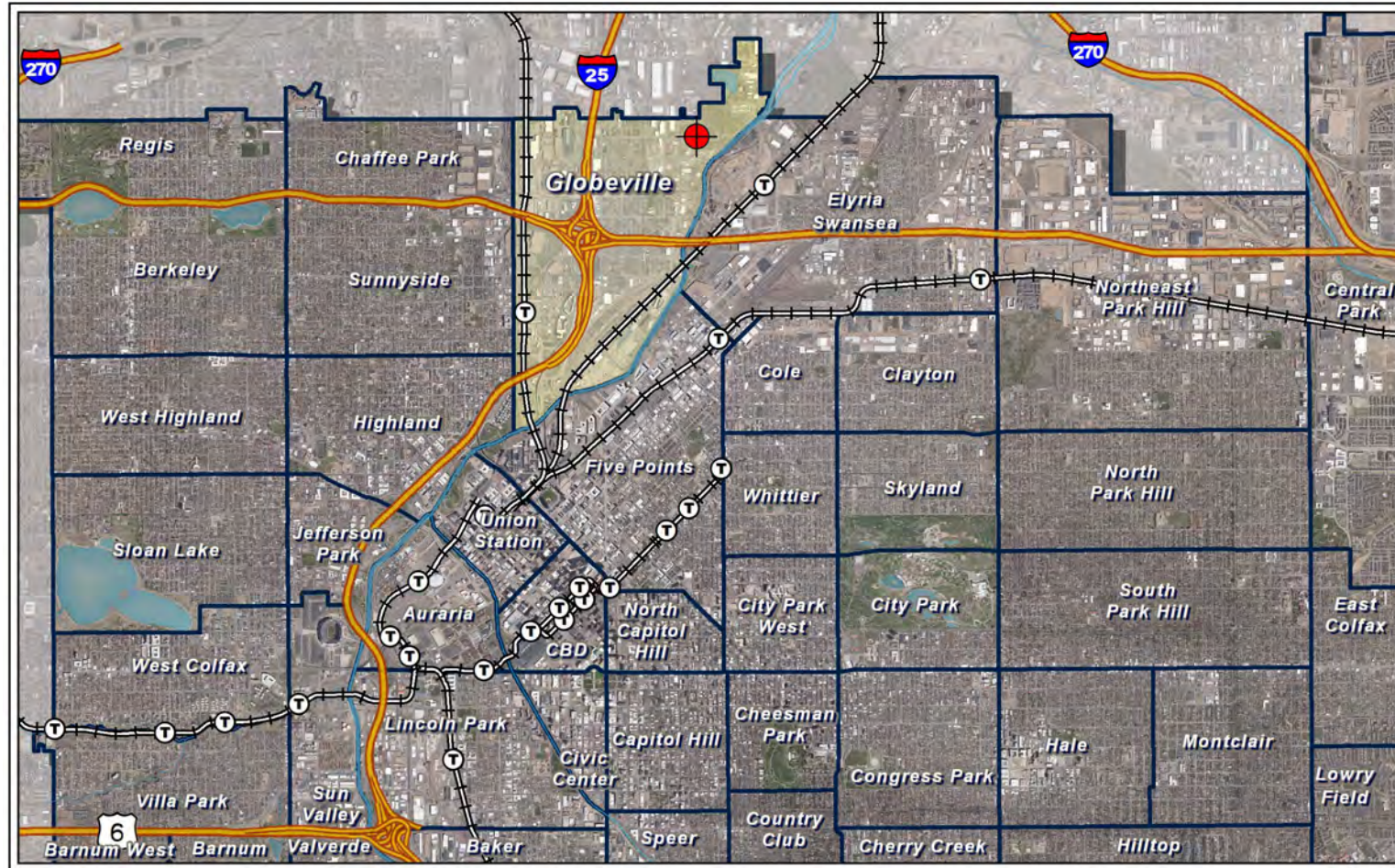
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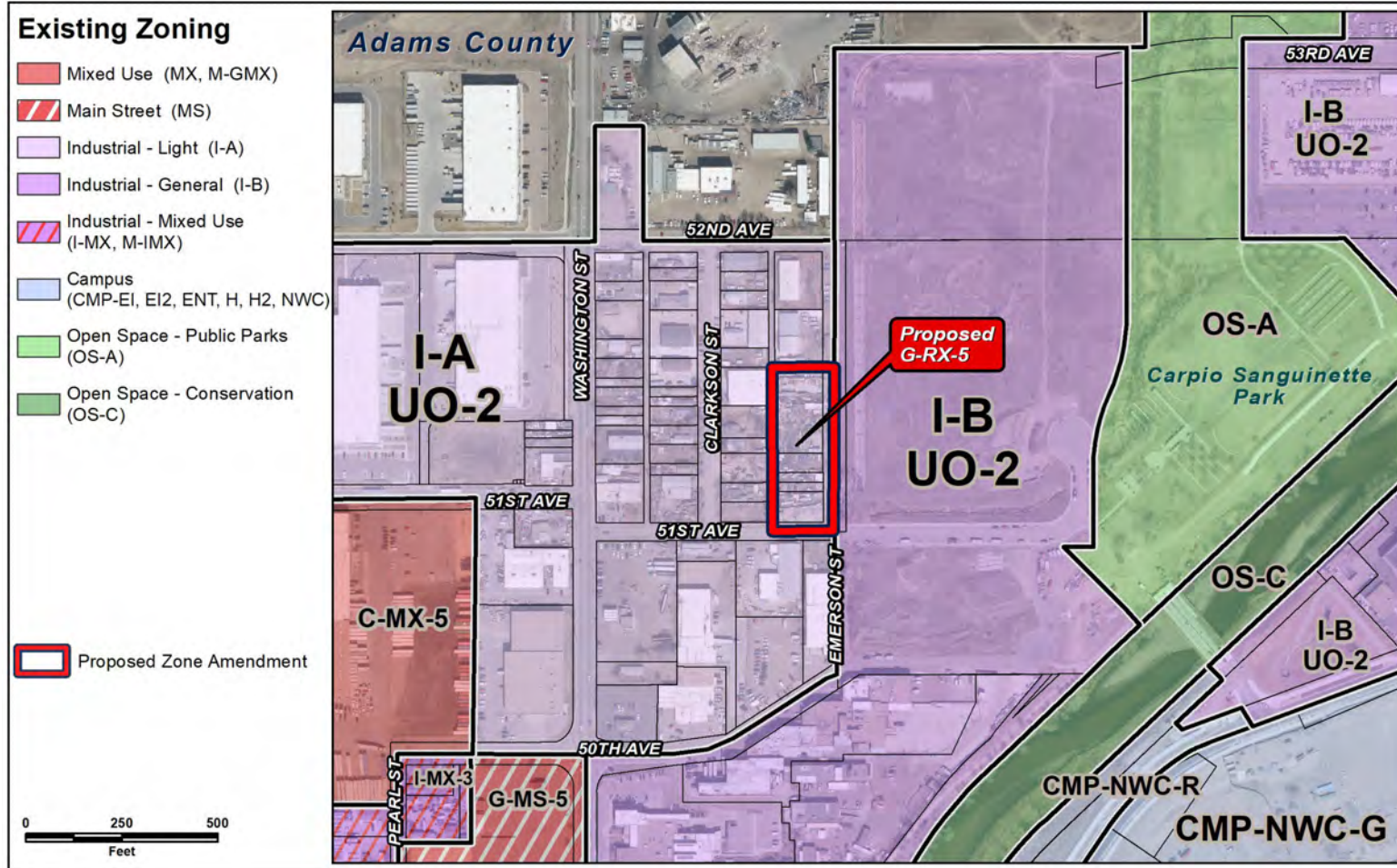
Council District 9



Globeville Neighborhood



Existing Zoning

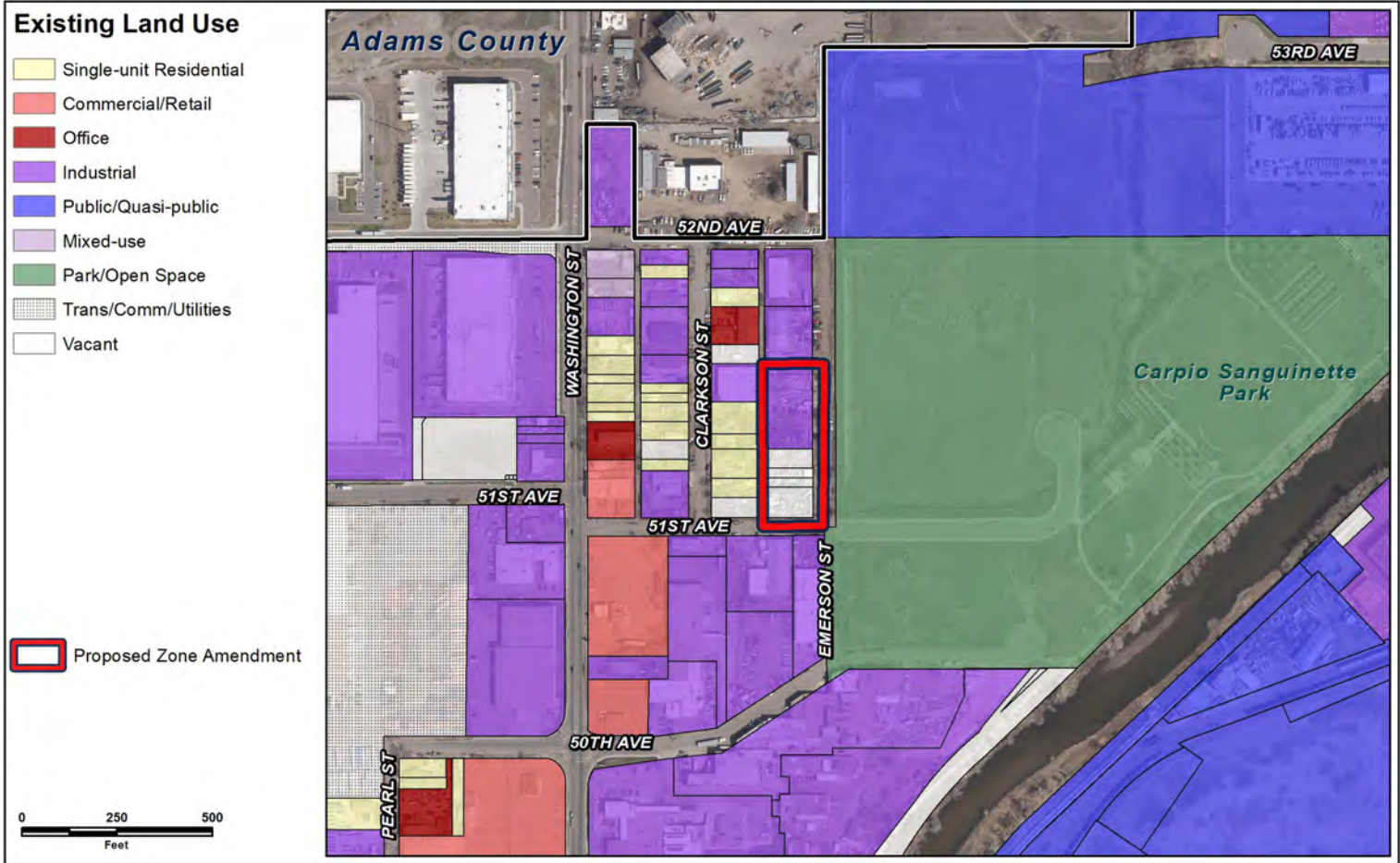


Current Zoning: I-A, UO-2

Surrounding Zoning:

- I-B, UO-2
- OS-A
- CMP-NWC-R
- C-MX-5
- G-MS-5
- I-MX-3

Existing Land Use

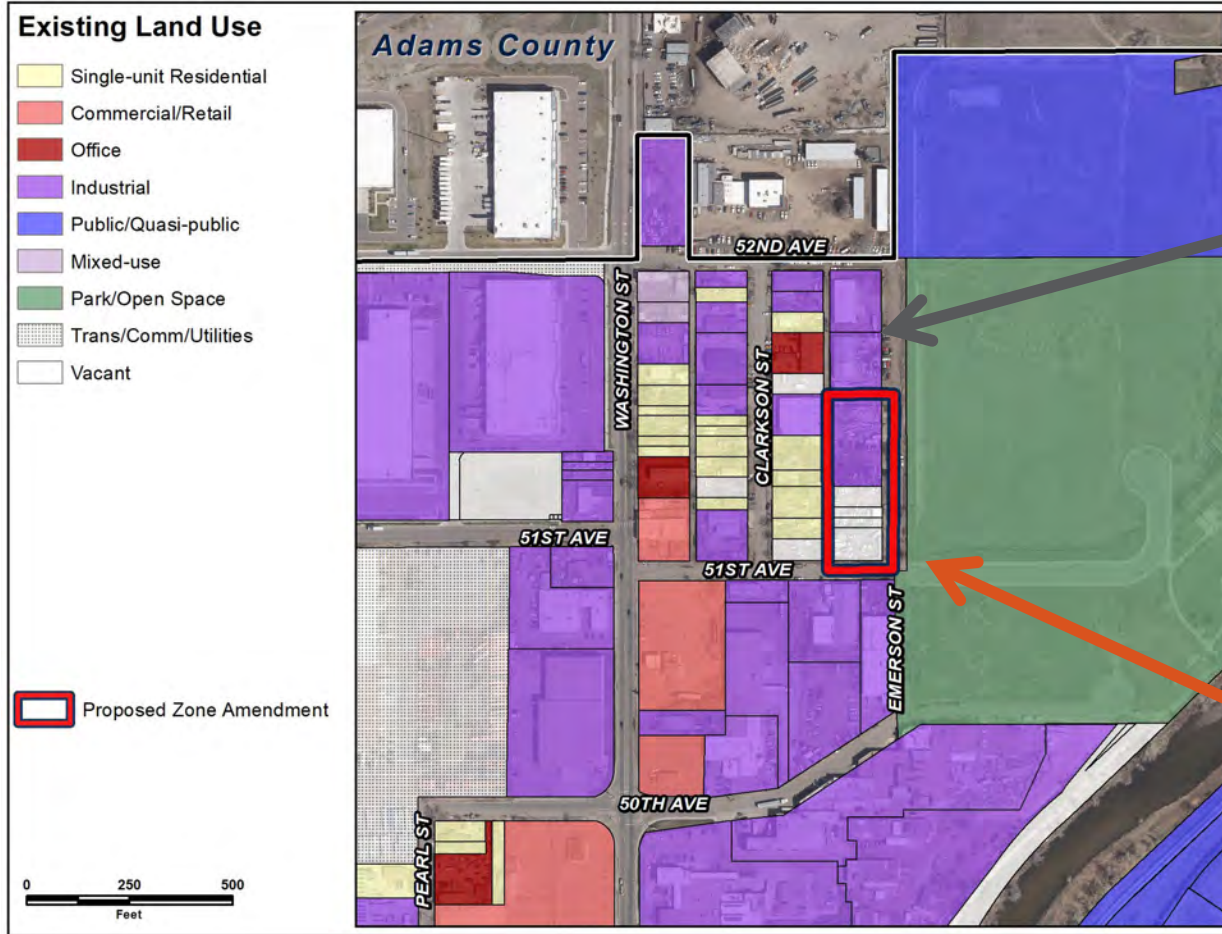


Land Use: Office

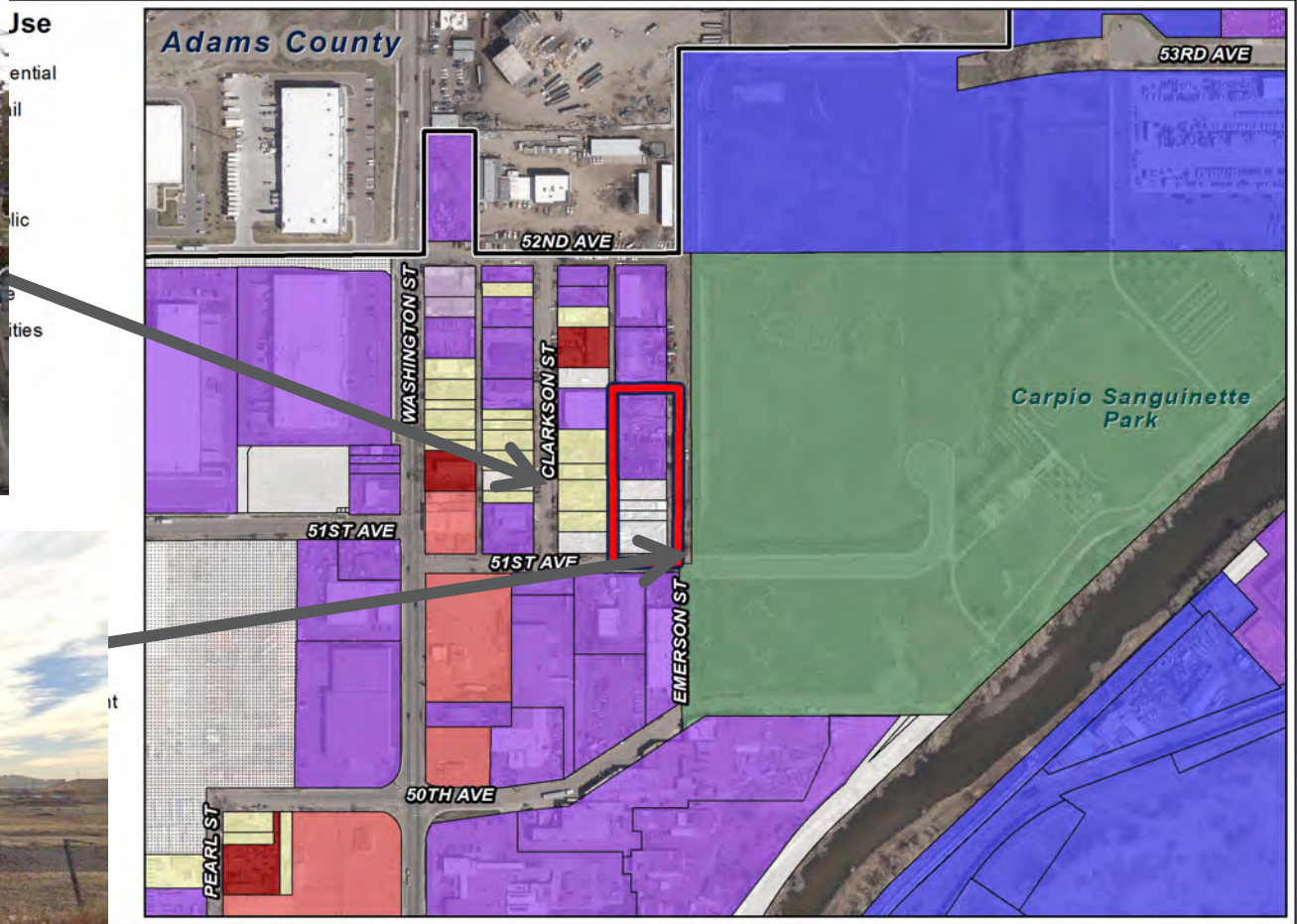
Surrounding Land Uses:

- Industrial
- Single-Unit Residential
- Office
- Mixed Use
- Commercial/Retail
- Open Space

Existing Building Form/Scale



Existing Building Form/Scale



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Process

- Informational Notice: 05/01/2023
- Planning Board Notice: 09/19/2023
- Planning Board Public Hearing: 10/04/2023
- LUTI Committee: **10/17/2023**
- City Council Public Hearing: **11/27/2023** (tentative)

- Public Comment
 - None

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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 2040*
- *Blueprint Denver (2019)*
- *Globeville Neighborhood Plan (2014)*
- *National Western Center Master Plan (2015)*

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Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (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. 28).



Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



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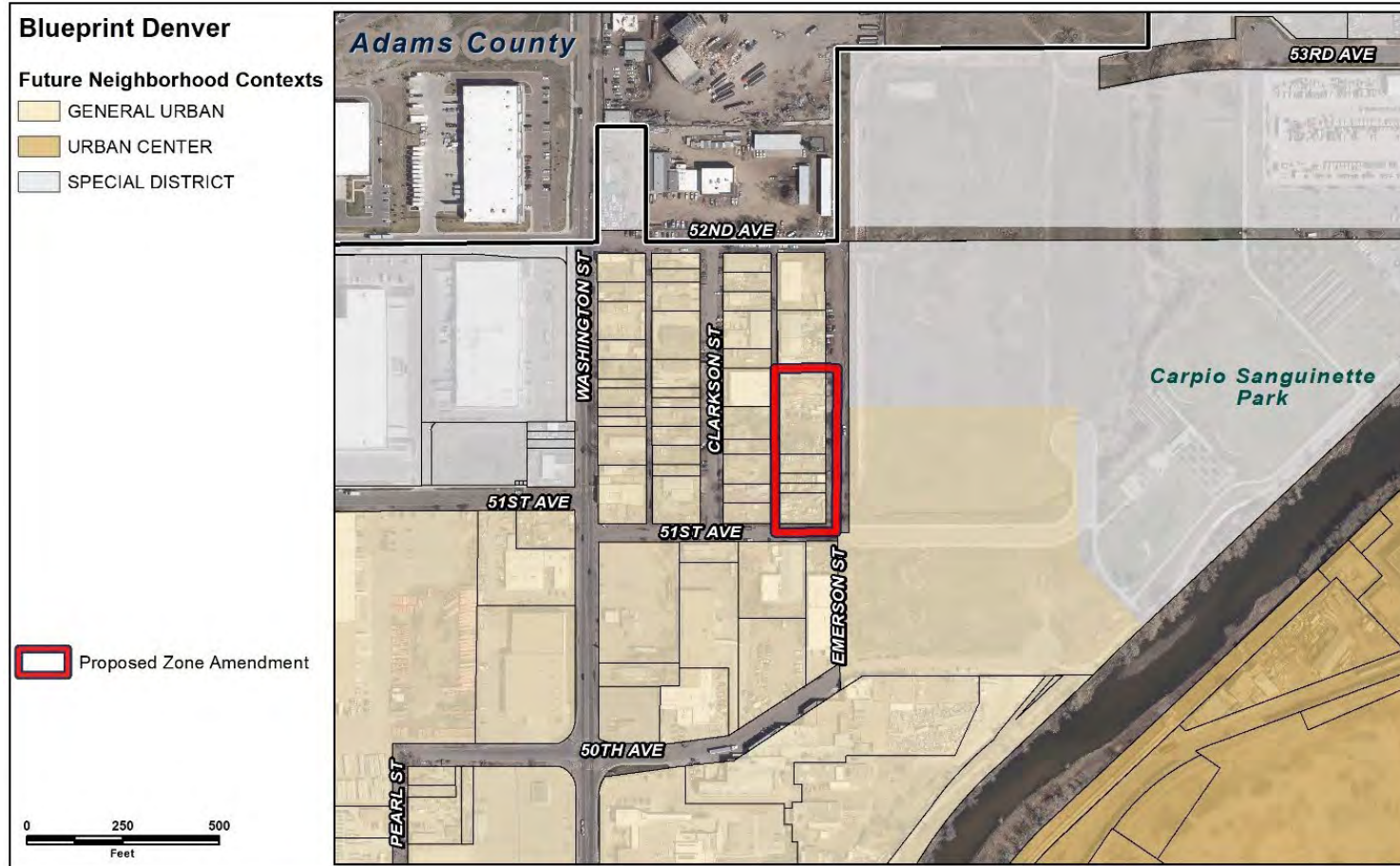
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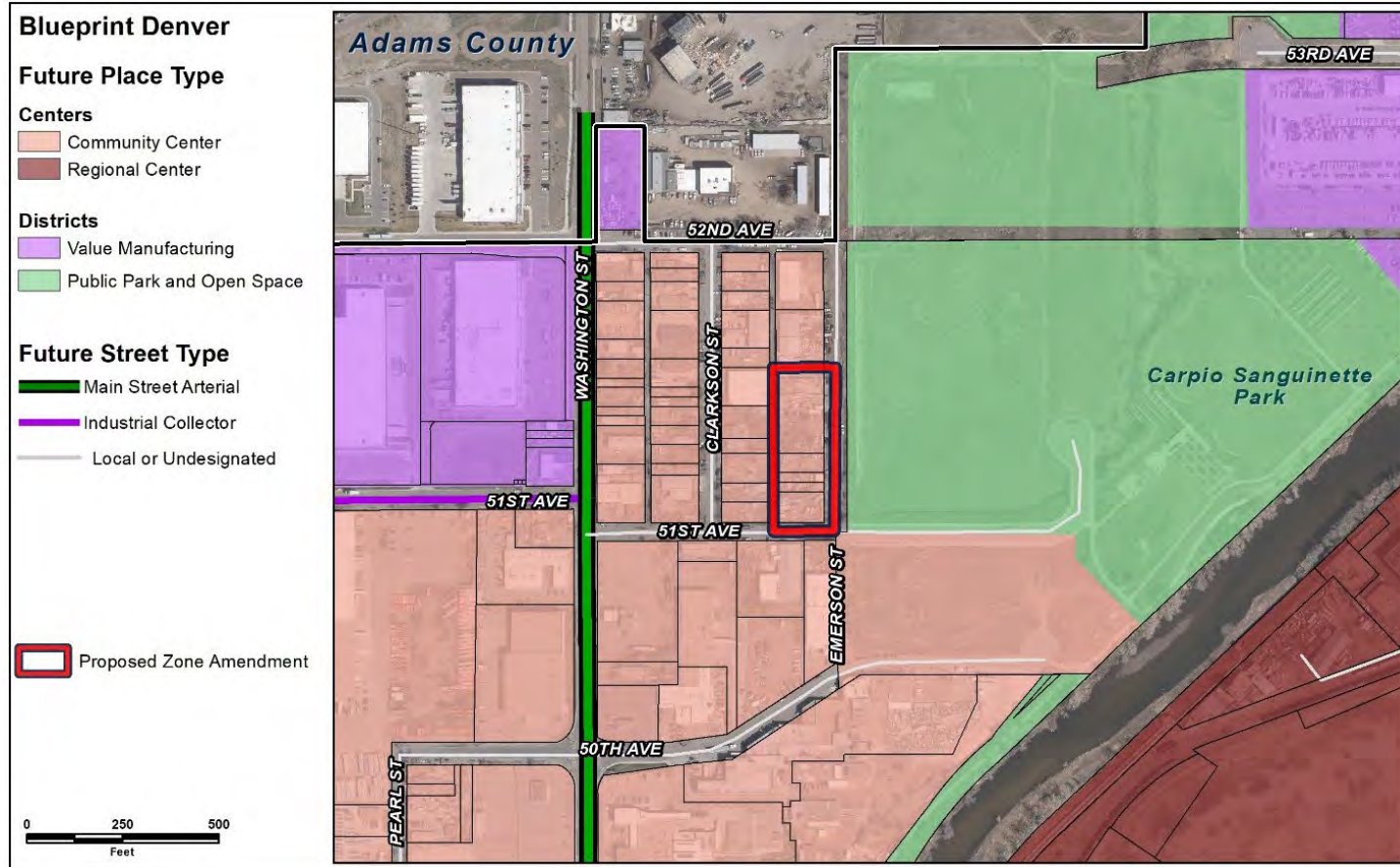
Blueprint Denver 2019



General Urban Neighborhood Context

- Mixed-use multi-unit buildings to compact single-unit homes

Blueprint Denver 2019



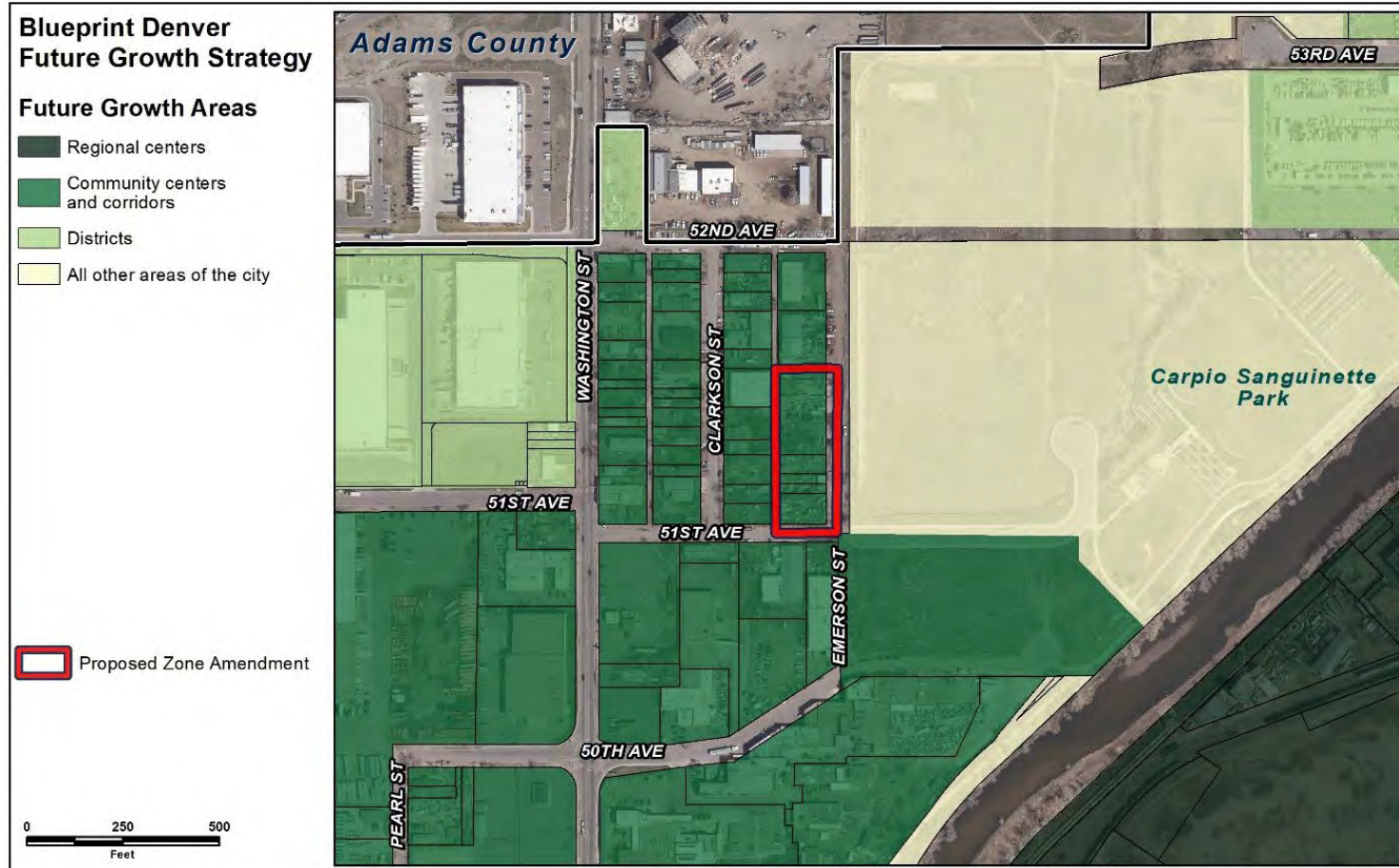
Community Center

- Mix of office, commercial and residential uses
- Buildings generally up to 8 stories in height

Future Street Type

- Emerson St: Local or Undesignated Street

Blueprint Denver



- Growth Areas Strategy:
 - All other areas of the city
 - 20% jobs by 2040
 - 25% housing by 2040

EQUITY ANALYSIS

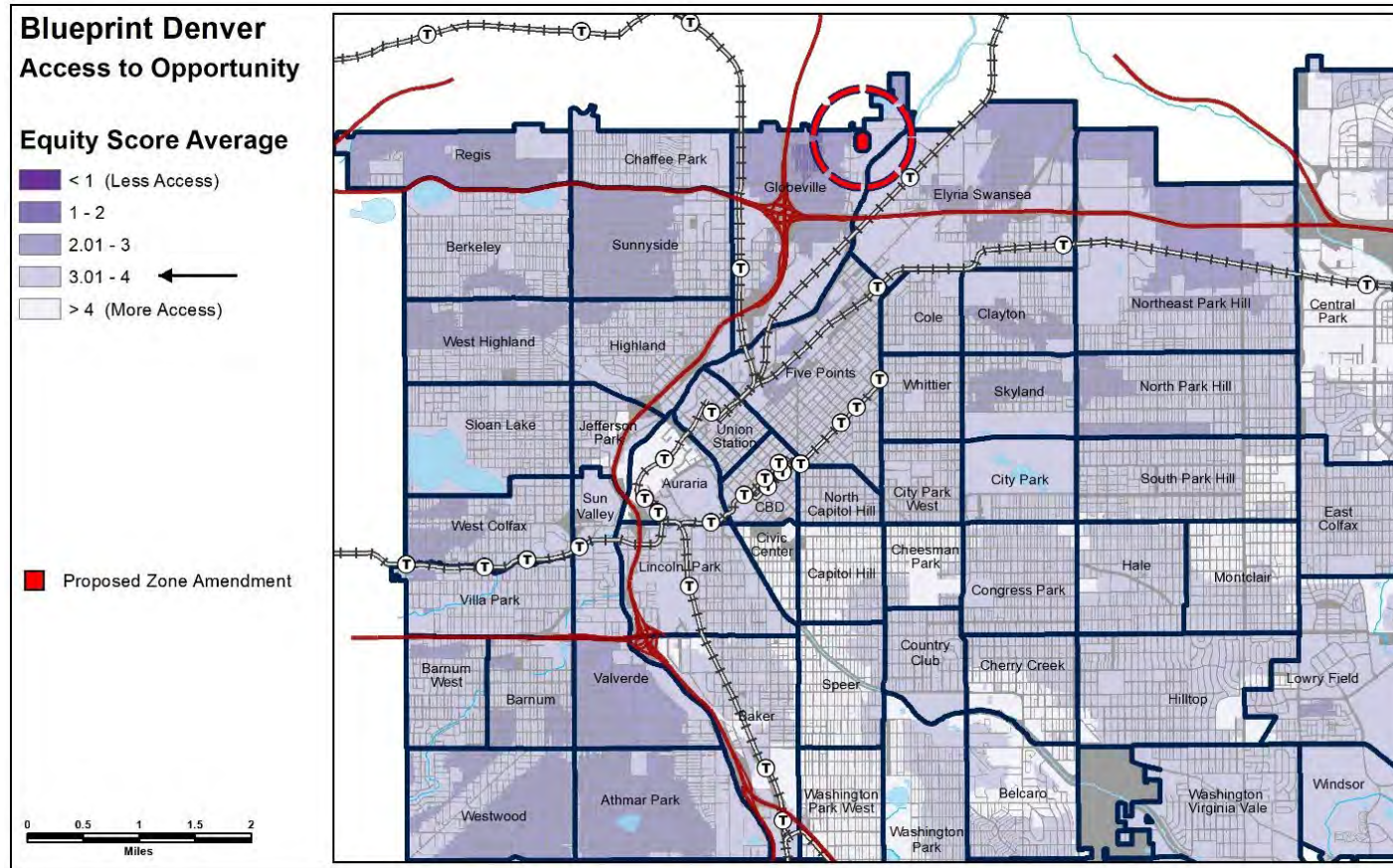
Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Consistency With Adopted Plans

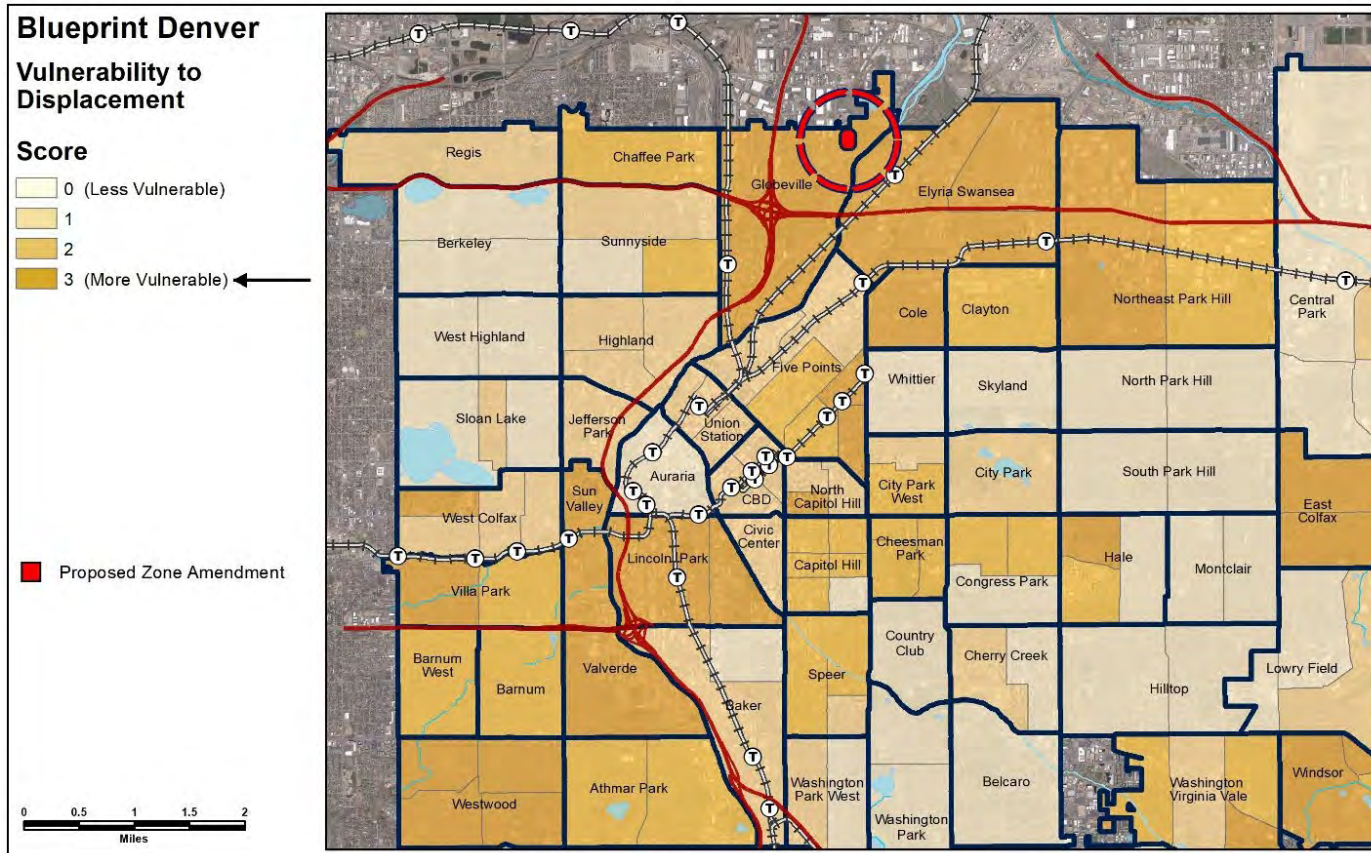
Blueprint Denver (2019)- Access to Opportunity



- Moderate access to opportunity
- Less equitable access to parks, fresh foods, and healthcare.
- Higher-than-average percentage of children with obesity

Consistency With Adopted Plans

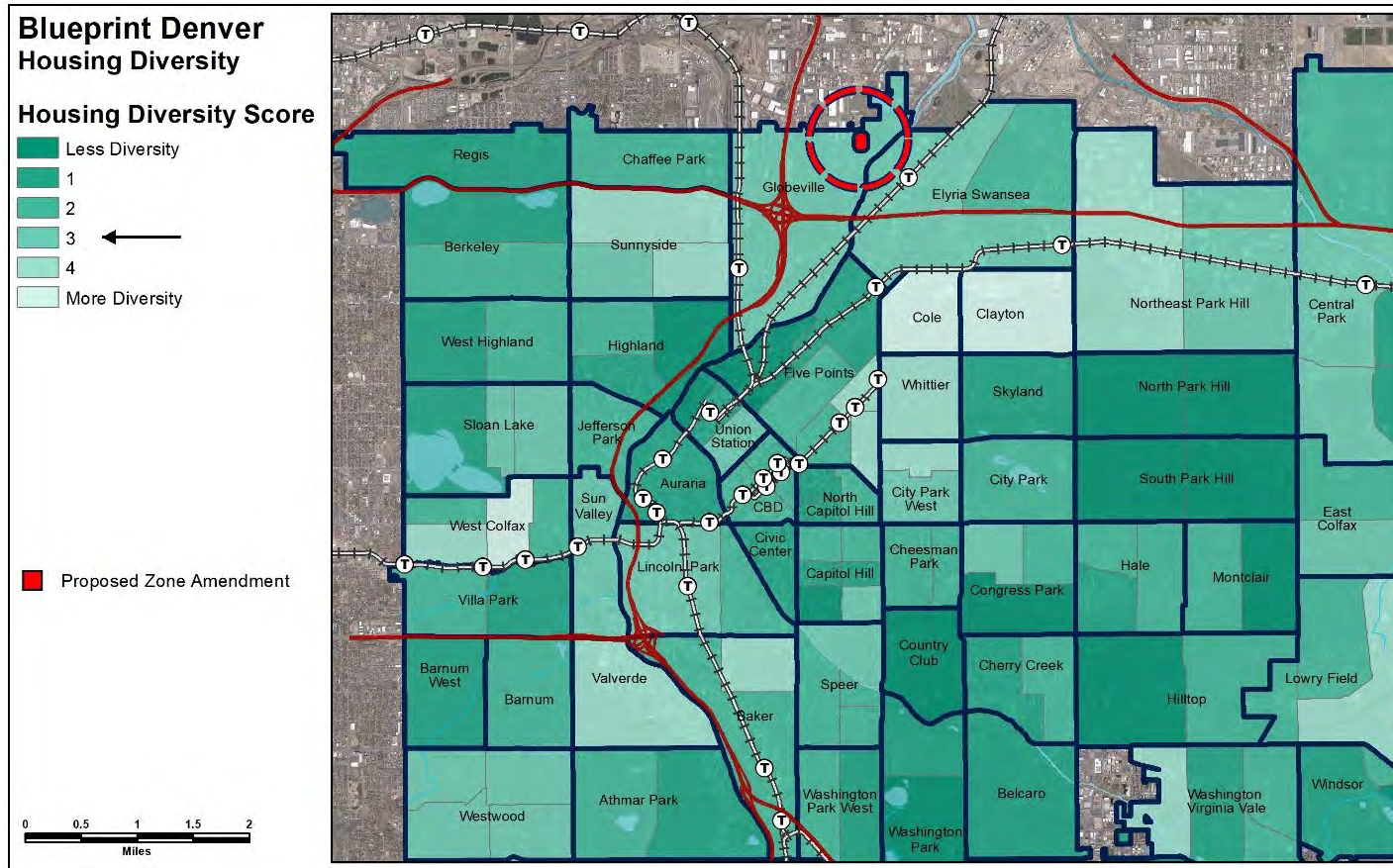
Blueprint Denver (2019)- Vulnerability to Involuntary Displacement



- High vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Lower-than average percentage of people with less than a college degree
- Higher-than-average percentage of renters

Consistency With Adopted Plans

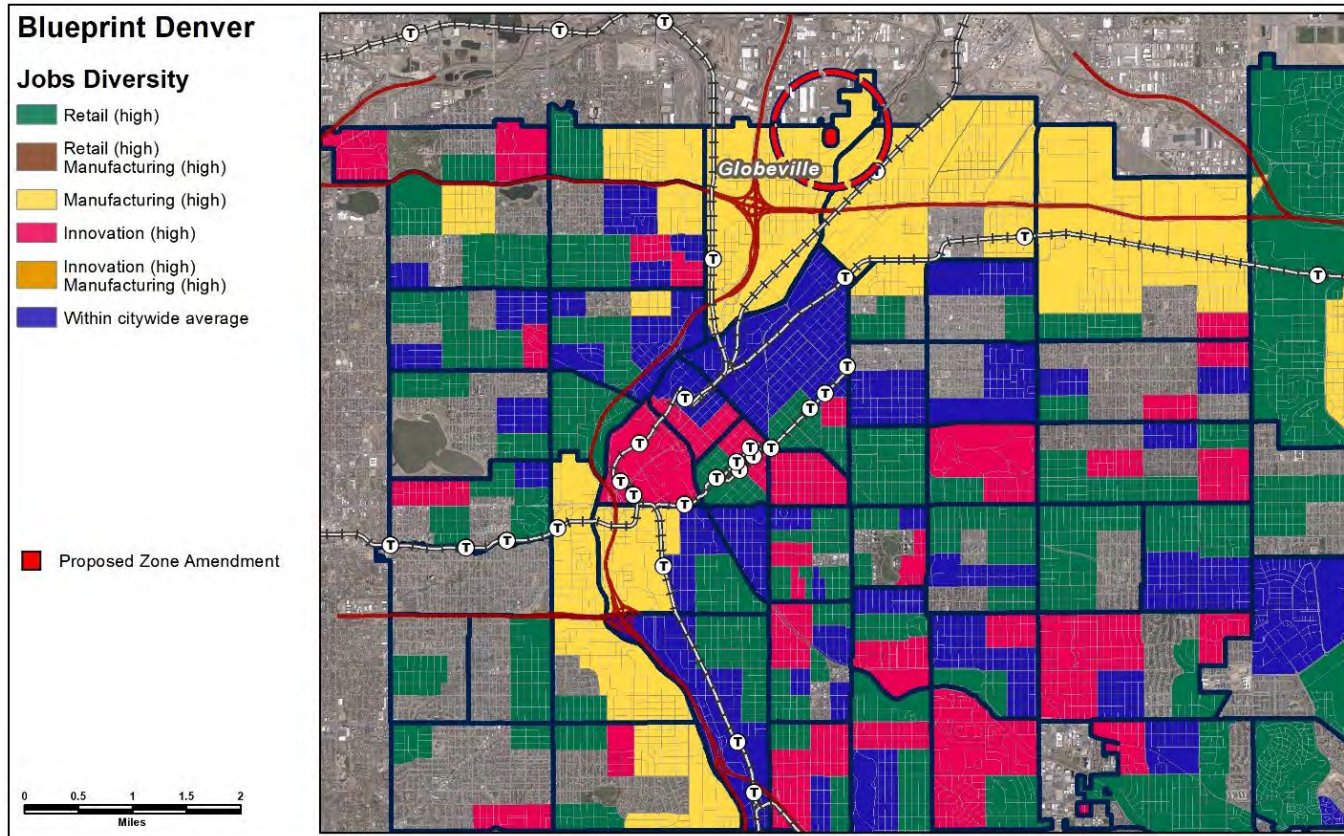
Blueprint Denver (2019)- Housing Diversity



- Moderate housing diversity
- Not diverse in terms of the percentage of renters to owners and housing costs

Consistency With Adopted Plans

Blueprint Denver (2019)- Jobs Diversity



- The total number of jobs are 1,247 with 4.11 jobs per acre.
- Manufacturing Jobs is significantly higher than city wide average of 10.7%

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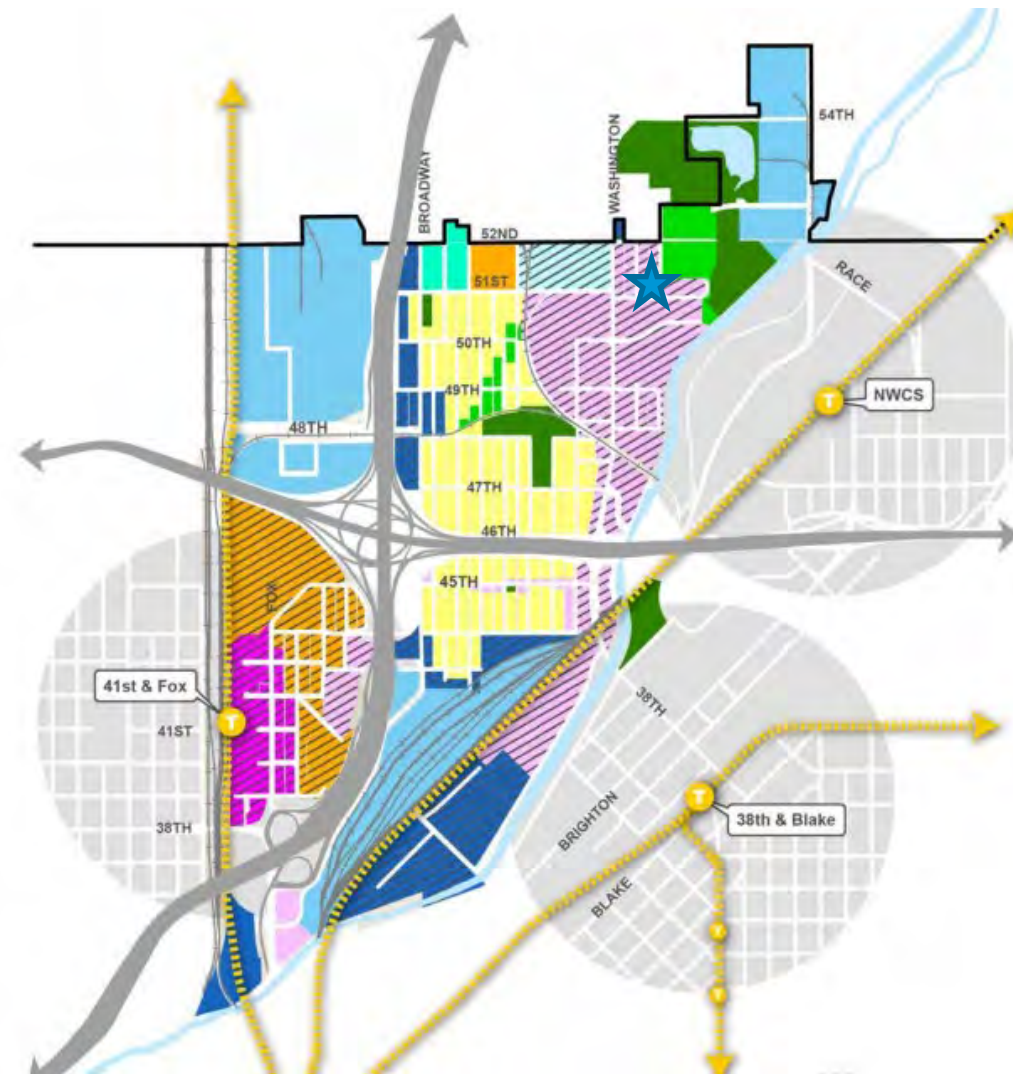
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Globeville Neighborhood Plan

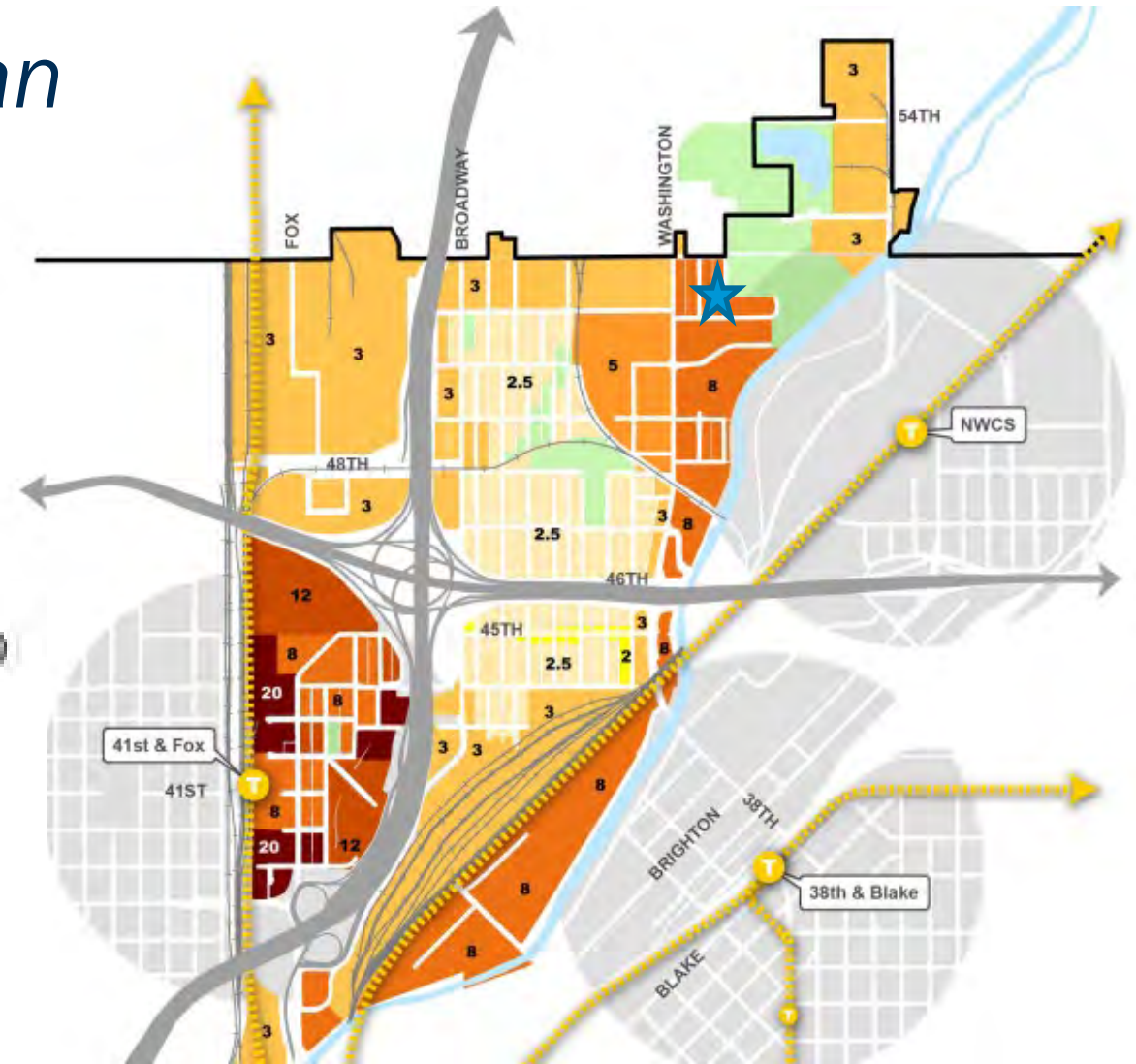
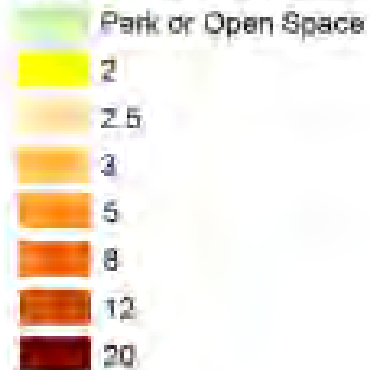
The Concept Land Use Map identifies the subject site as “Mixed Use”



Globeville Neighborhood Plan

Building Heights
• 8 stories

Building Heights (Number of Stories)



National Western Center Master Plan (2015)

Character Area 1 – Washington Street and South Platte River in the Globeville Neighborhood.



Master Plan

Denver, Colorado
March 9, 2015

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CPD Recommendation

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

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