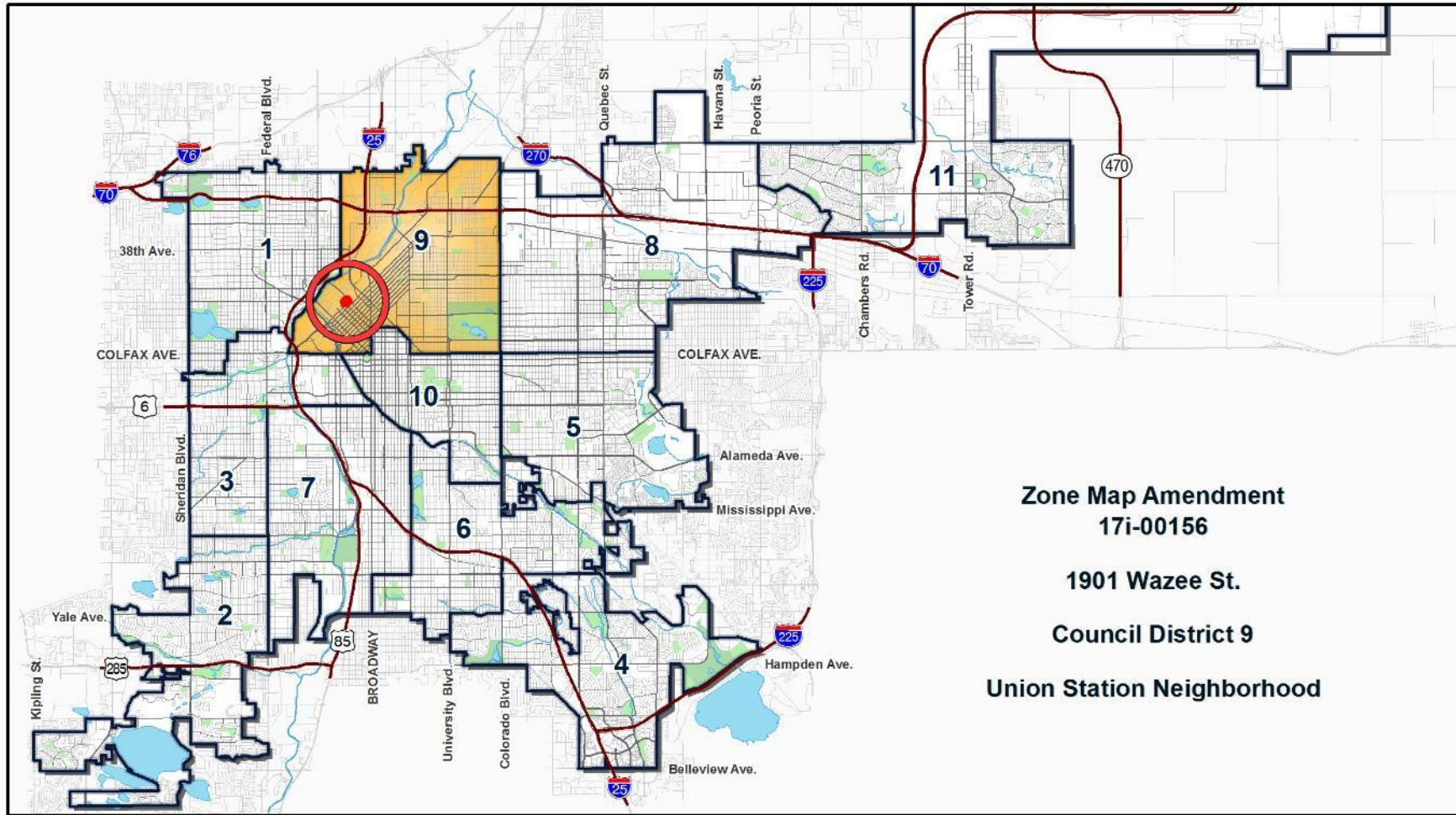




Official Map Amendment

#2017I-00156 for 1901 Wazee Street from I-MX-8 U-02 to
PUD-G 19



1901 Wazee Street

I-MX-8 UO-2
to PUD-G 19

**Zone Map Amendment
17i-00156**

1901 Wazee St.

Council District 9

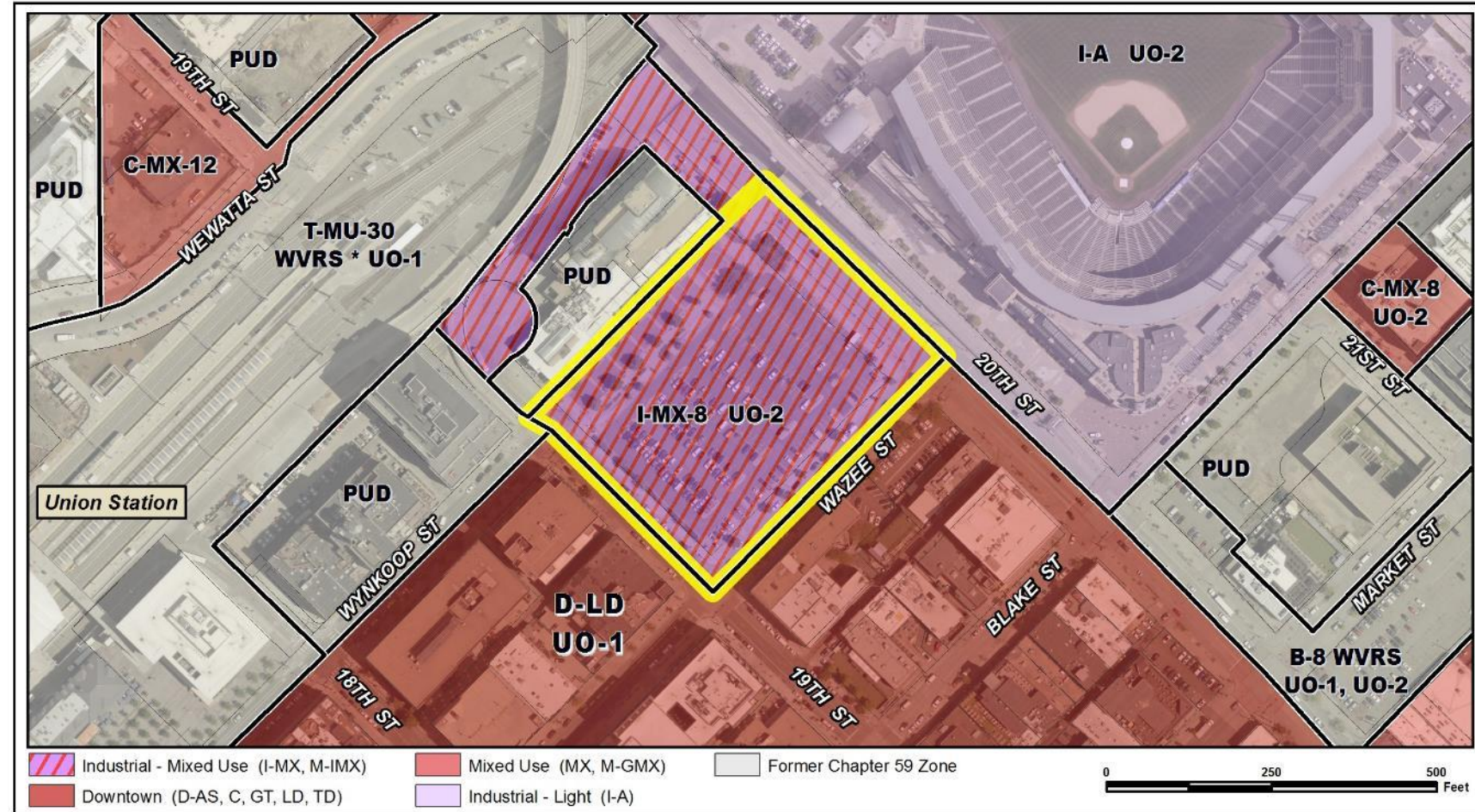
Union Station Neighborhood



- **Request Area:** 3 acres
- **Proposal:** Rezoning from I-MX-8 UO-2 to PUD-G 19
- **Purpose:** Develop the site with mixed uses

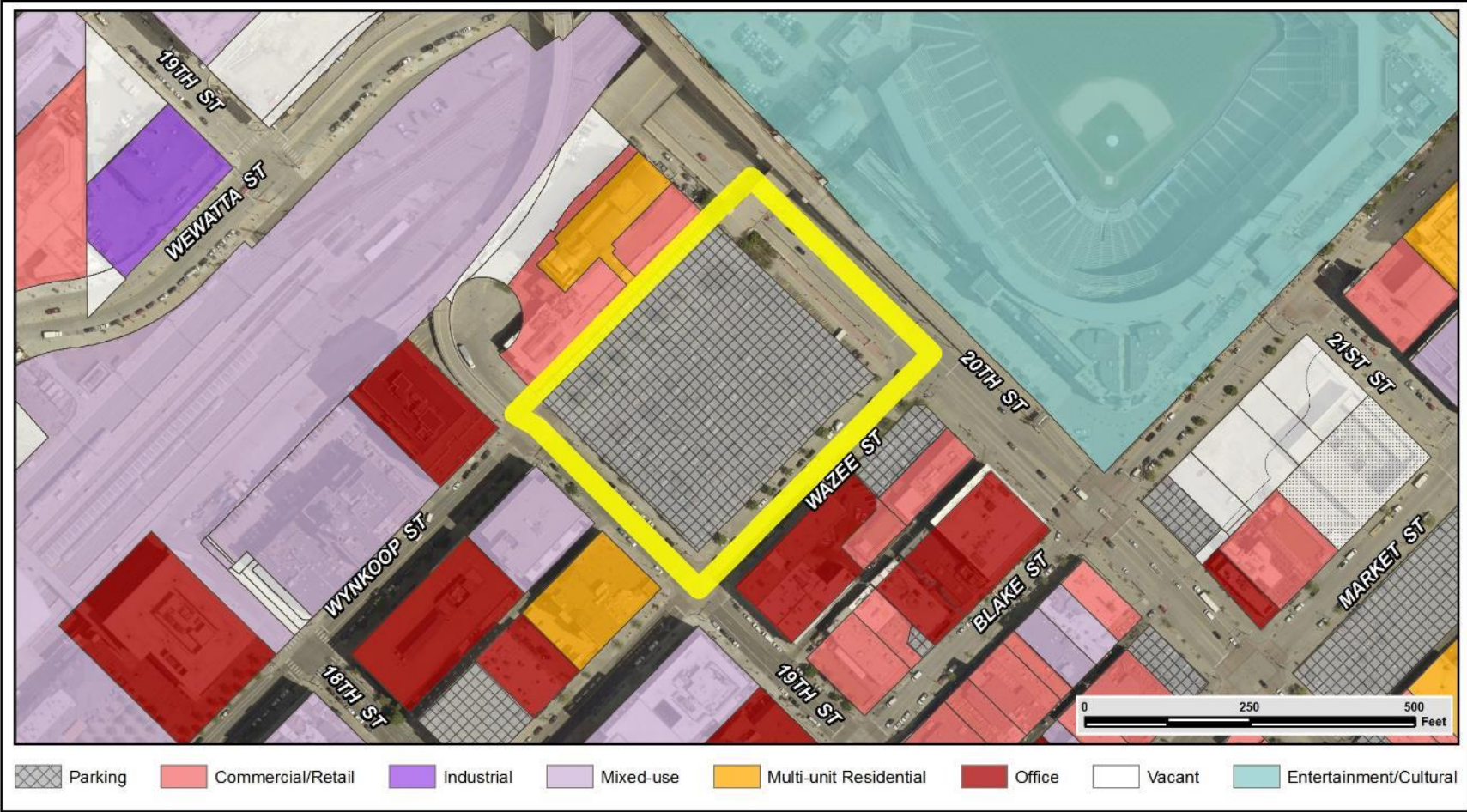
Existing Context: Zoning

- Subject site: I-MX-8 UO-2
- Surrounding Properties:
 - D-LD UO-1
 - I-A UO-2
 - PUD

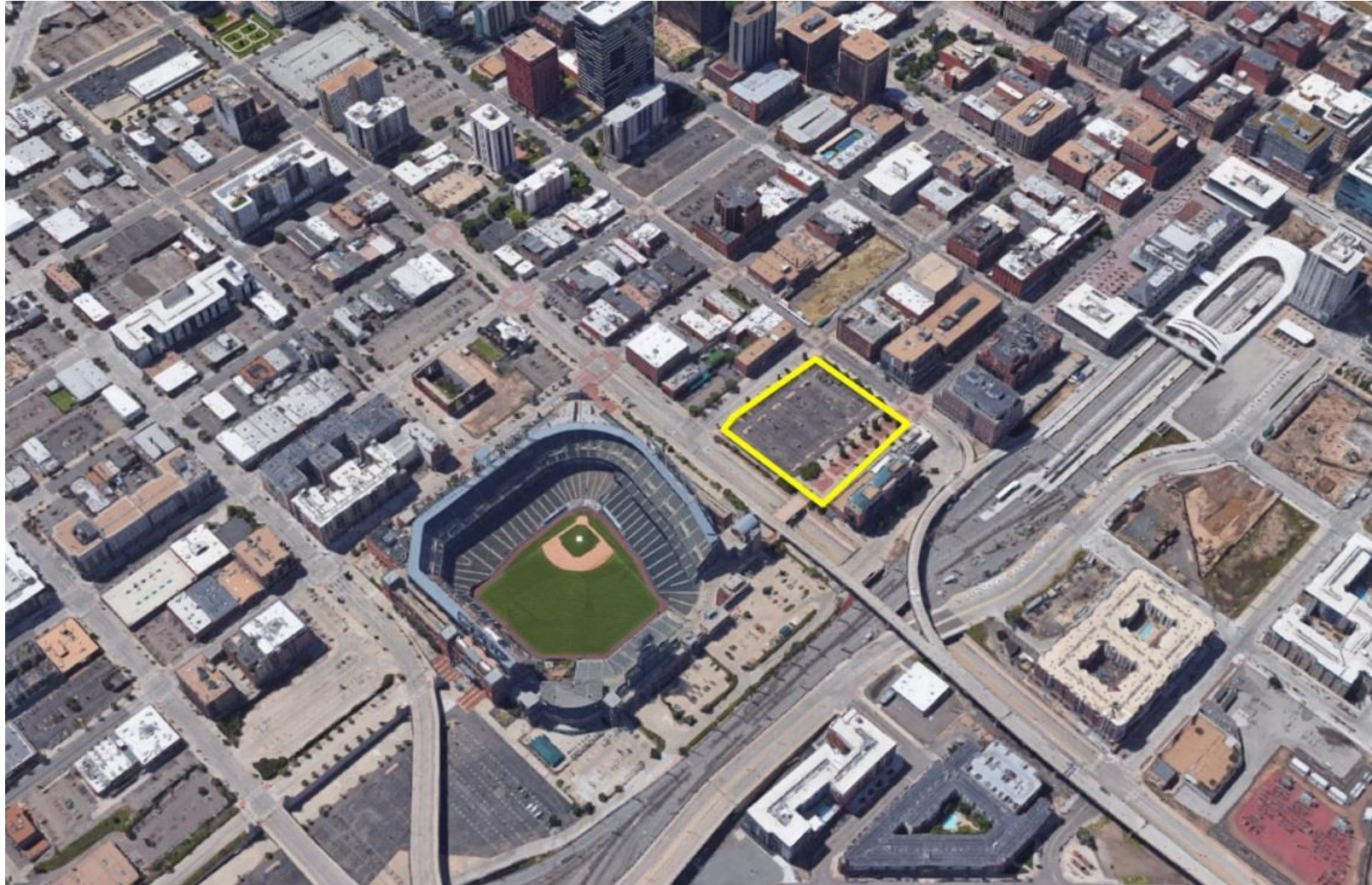


Existing Context: Land Use

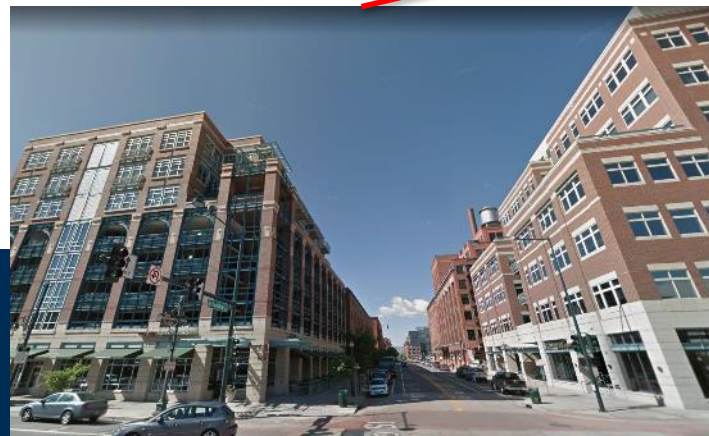
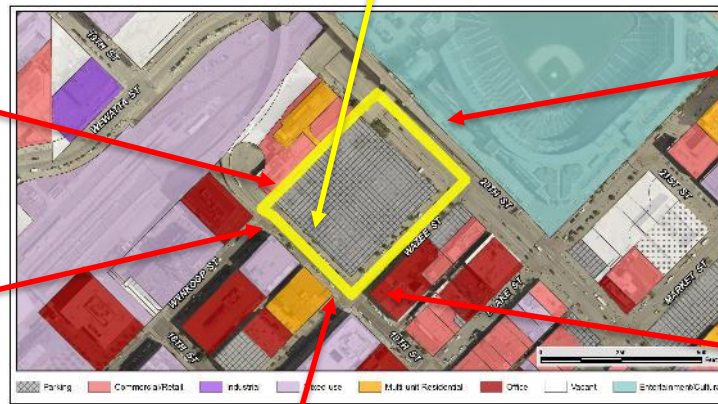
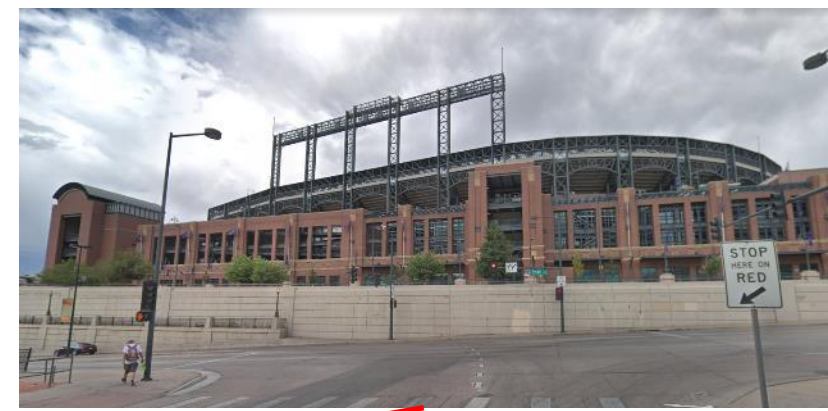
- Subject Site: Surface Parking
- Surrounding Properties:
 - Baseball Stadium
 - Office
 - Commercial
 - Mixed use
 - Multi-unit residential



Existing Context – Form/Scale (Subject Site)



Existing Context – Form/Scale



Proposal: PUD-G 19

Purpose of PUDs (Denver Zoning Code Sec. 9.6.1)

- To provide an alternative set of regulations in unique and extraordinary circumstances
- More flexible zoning than what is achievable in standard zone district without multiple variances, waivers, and conditions

Proposal: PUD-G 19

PUD-G 19 is proposed to address several unique circumstances, including:

- Location in the Downtown context
- Adjacencies to Lower Downtown & Coors Field
- Site configuration including the lack of a Wynkoop Street extension through the site, the lack of an alley, and the grade change along 20th Street

Proposal: PUD-G 19

Given the site's unique conditions, the PUD uses D-AS-12+ as a base district with tailoring and incorporation of C-MX-12 regulations as appropriate. Key elements include:

- Tailored primary building form standards, alternatives and exceptions, including a height transition from 19th to 20th Streets
- Provision of Wynkoop Promenade
- Establishment of Primary and Side Street zone lot lines, including treatment of Wynkoop Promenade as a Primary Street
- Provision of 20% Private Open Space
- Administrative Design Standards and Guidelines
- Maximum vehicle parking

Process

- **Informational Notice: 6/15/18**
- **Planning Board Notice: 8/20/18**
- **Planning Board Public Hearing: 9/5/18**
 - Recommended approval by a vote of 7 in favor and 1 opposed, with the following condition:
 - The PUD Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes made necessary by such edits.
 - Six public comments
- **LUTI Committee: 10/2/18**
- **City Council Public Hearing: 11/13/18**
- **Other Public Comments:**
 - Letters of support from Lower Downtown Neighborhood Association, Downtown Denver Partnership and One Wynkoop Plaza Condominium Homeowners Association
 - In speaking in support at Planning Board, Rocky Mountain Warehouse Lofts Homeowners Association also submitted a copy of Memorandum of Understanding

Review Criteria

- Denver Zoning Code: Rezoning Review Criteria
 - Review criteria for all zone map amendments
 - Review criteria for non-legislative rezonings
 - Review criteria for rezoning to a PUD district

**Need to meet
all of these for
a PUD**

Standard Rezoning Review Criteria

Review Criteria for Standard Rezoning

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

Standard Rezoning Review Criteria

1. Consistency with Adopted Plans
 - Denver Comprehensive Plan 2000
 - Blueprint Denver (2002)
 - Downtown Area Plan (2007)
 - Central Platte Valley Comprehensive Plan (1991)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

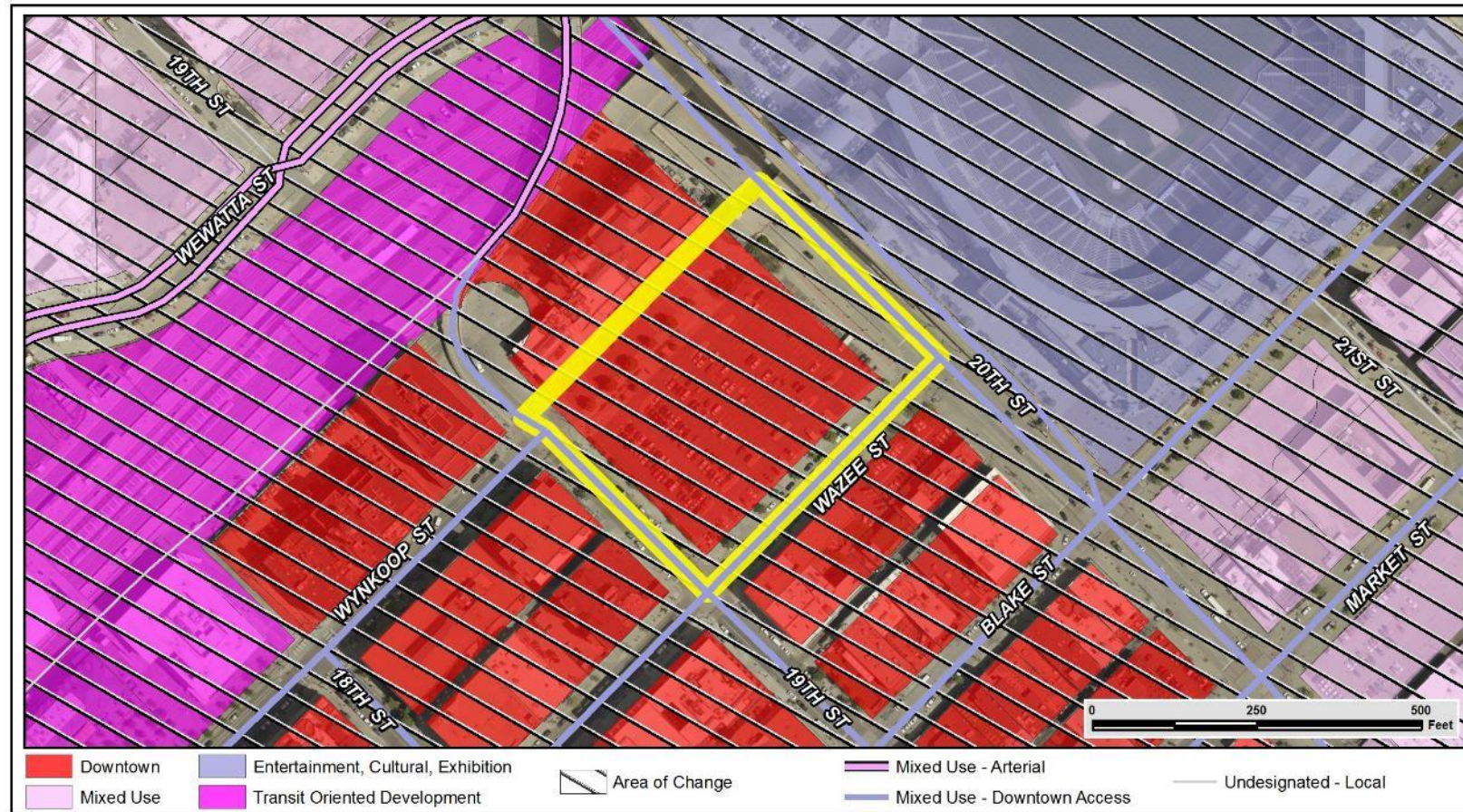
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **Environmental Sustainability Strategies 2-F** - *Conserve land by promoting infill development within Denver 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*
- **Environmental Sustainability Strategies 4-A** - *Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work*
- **Land Use Strategies 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*
- **Land Use Strategies 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*
- **Mobility Strategies 4-B** - *Encourage the use of travel demand management to improve the effectiveness of the transportation system and reduce trips by single-occupant vehicles*
- **Denver Legacies Strategies 2-A** - *Establish development standards to encourage positive change and diversity while protecting Denver's traditional character*
- **Economic Activity Strategies 4-A** - *Ensure Downtown's future as Denver's preeminent center for business, tourism and entertainment, and as a focal point for the growth of information technology companies*
- **Other strategies as described in the staff report**

Blueprint Denver (2002)

- Land Use Concept: Downtown
- Area of Change
 - Downtown is centerpiece of the city and region with the highest intensity of uses in Colorado
 - Vision to continue more of the same types of high quality office, hotel, retail, residential and mixed-use development
 - High-quality urban design, pedestrian-friendly design and multi-modal transportation
 - Special design standards in place



Blueprint Denver (2002)

- Use of PUD

“Concerns with PUDs are that their widespread proliferation has increased the complexity of regulating land use, and the conditions they place on development sometimes perform poorly and inflexibly once the PUD has been adopted....to limit the future excess of PUDs, the city should reserve them for special situations and should provide tighter standards that define what type and scale of development will qualify for this zone definition.” (p. 82-83)

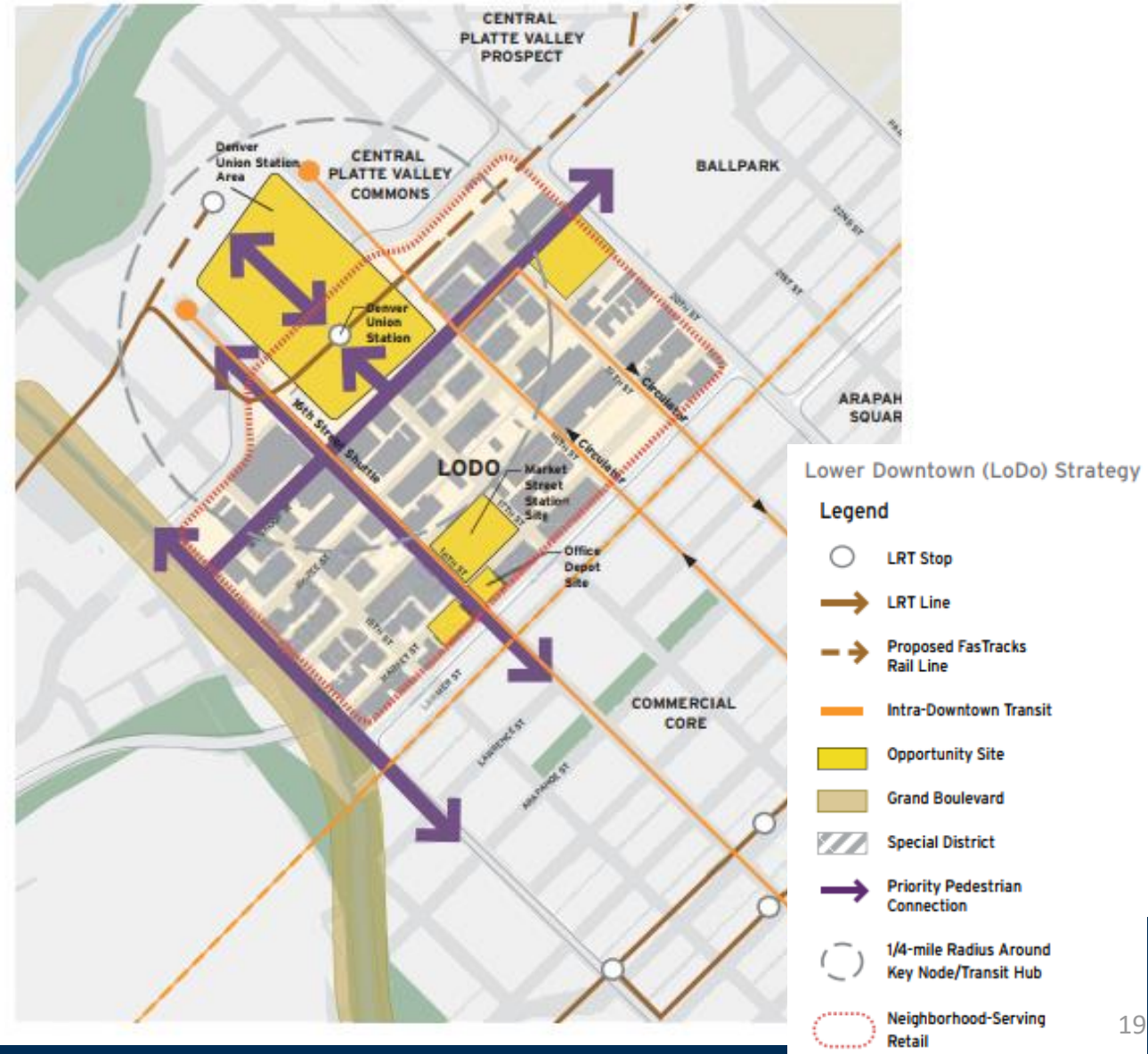
Downtown Area Plan (2007)

Lower Downtown (LoDo) District

- Historic mixed-use hub of housing, retail, office and entertainment
- Two-to-six story buildings with ground floor commercial uses and office or residential above

Site-specific recommendations

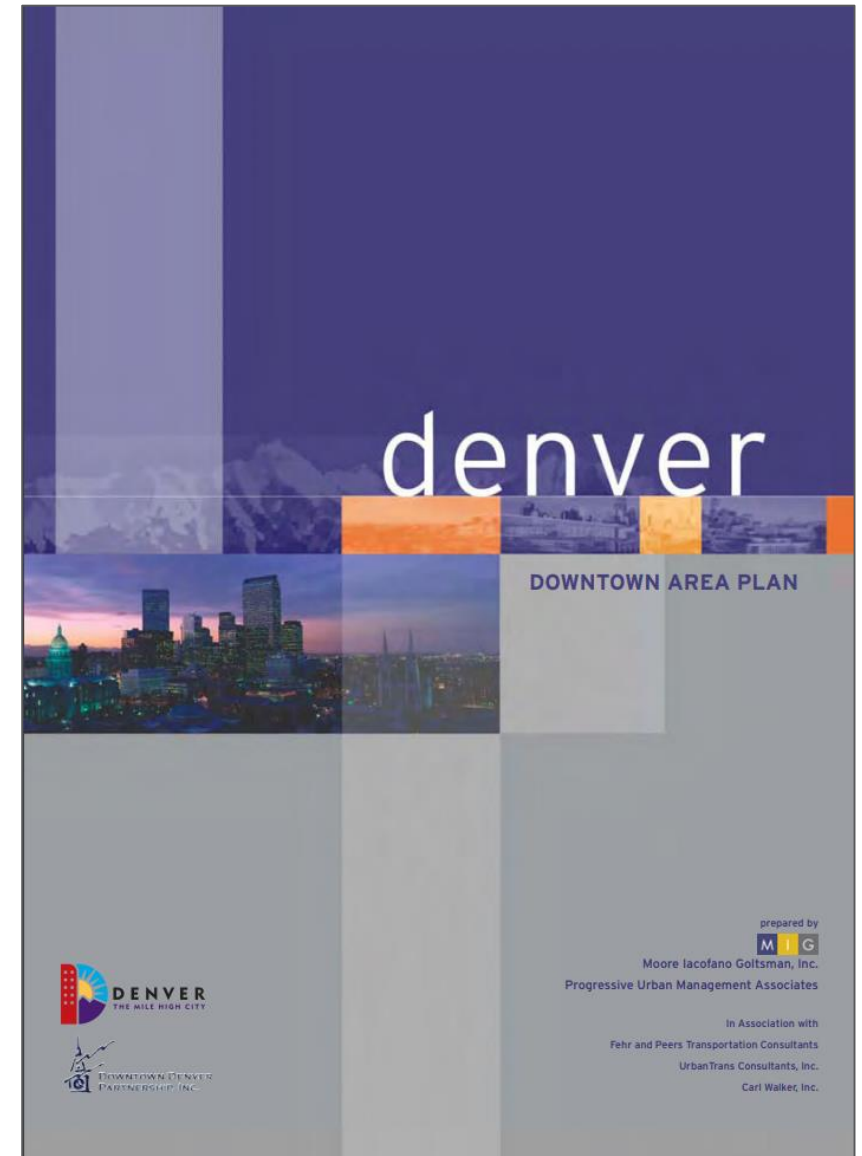
- Opportunity site
- Priority pedestrian connection
- Neighborhood-serving retail



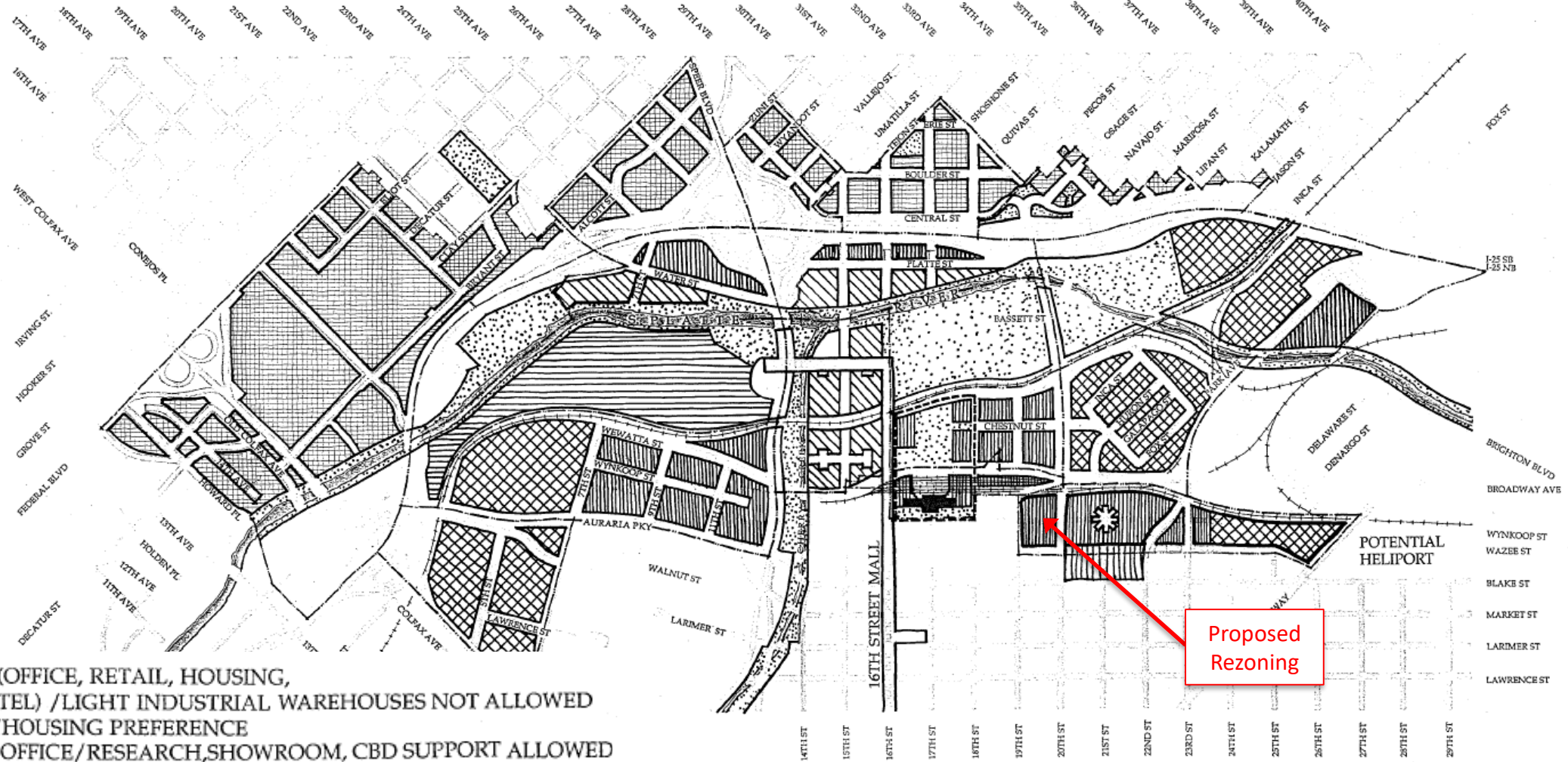
Downtown Area Plan (2007)








General recommendations

- Prioritize pedestrians
- Strengthen Connections to surrounding neighborhoods
- Encourage neighborhood-serving retail and active ground floor uses
- Expand housing opportunities
- Update zoning and design guidelines to realize desired character
- Enhance the public realm to provide venues for outdoor activity



Central Platte Valley Comprehensive Plan Amendment (1991)



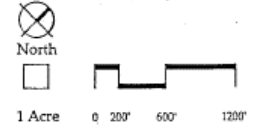
-  GENERAL MIXED USE (OFFICE, RETAIL, HOUSING, ENTERTAINMENT, HOTEL) /LIGHT INDUSTRIAL WAREHOUSES NOT ALLOWED
-  GENERAL MIXED USE/HOUSING PREFERENCE
-  GENERAL MIXED USE/OFFICE/RESEARCH, SHOWROOM, CBD SUPPORT ALLOWED (LT INDUSTRIAL/WAREHOUSE ALLOWED IN PROSPECT, PLATTE AND UPLAND)
-  GENERAL MIXED USE/ AMUSEMENT PARK ALLOWED
-  OPEN SPACE
-  REFER TO EXISTING NEIGHBORHOOD PLANS AND SUBAREA ZONING STANDARDS
-  POTENTIAL BASEBALL STADIUM SITES
- INTERMODAL TRANSPORTATION CENTER

PREFERRED LAND USES

DENVER CENTRAL PLATTE VALLEY OVERALL URBAN DESIGN PLAN

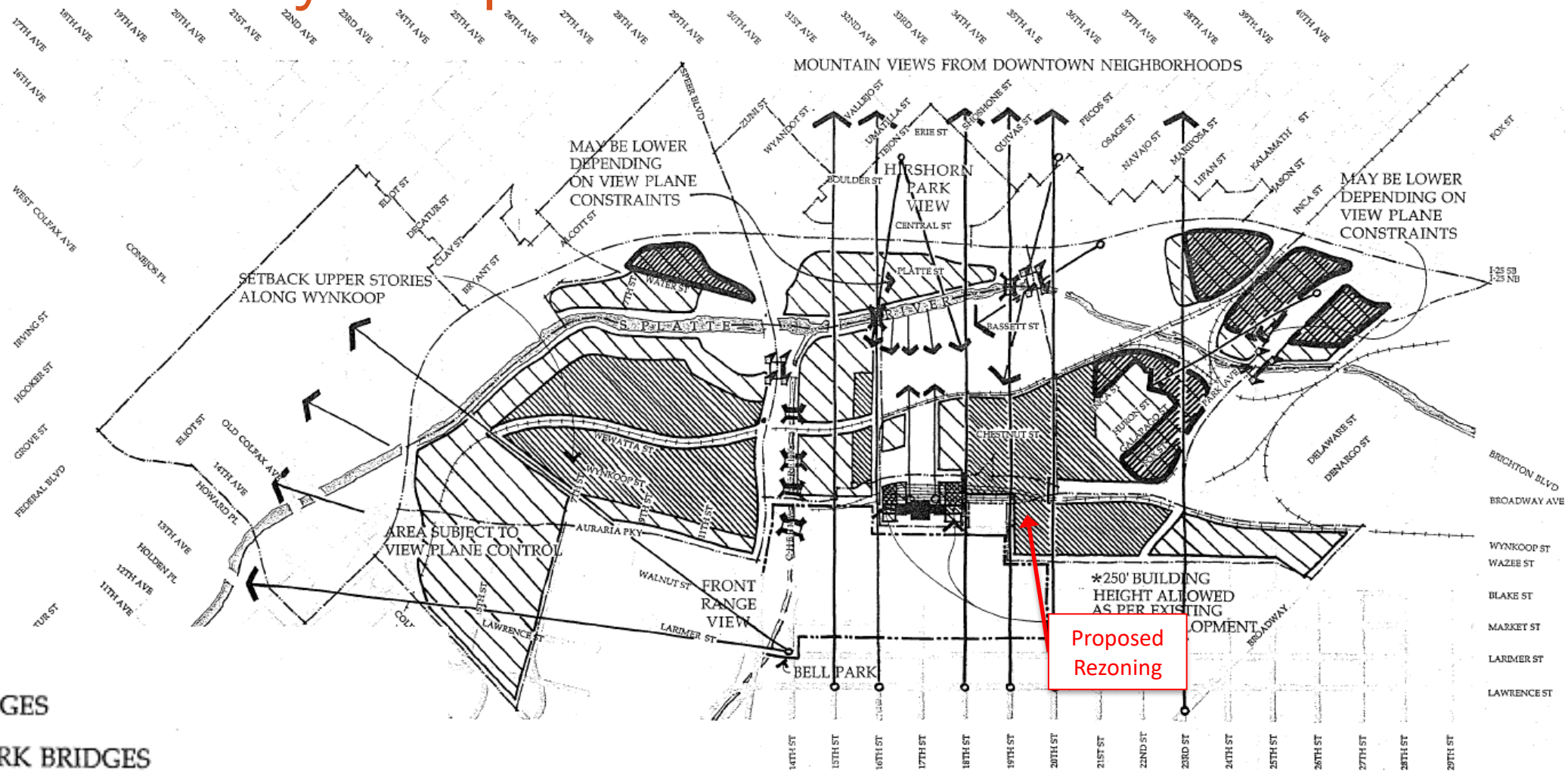
ZCF
BRW
DHM, Inc.
Lang Hoelt
Design Core

North



1 Acre 0 200' 600' 1200'

Central Platte Valley Comprehensive Plan Amendment (1991)



- LEGEND:**
- VIEWS
 - HISTORIC BRIDGES
 - NEW LANDMARK BRIDGES
 - HIGH RISE
 - MID RISE
 - LOW RISE
 - HISTORIC DISTRICT
 - FLEX AREAS: EITHER MID RISE AT 2:1 F.A.R. OR LOW RISE WITH NO F.A.R. LIMITS

VIEWS, VISUAL LANDMARKS AND BUILDING HEIGHTS

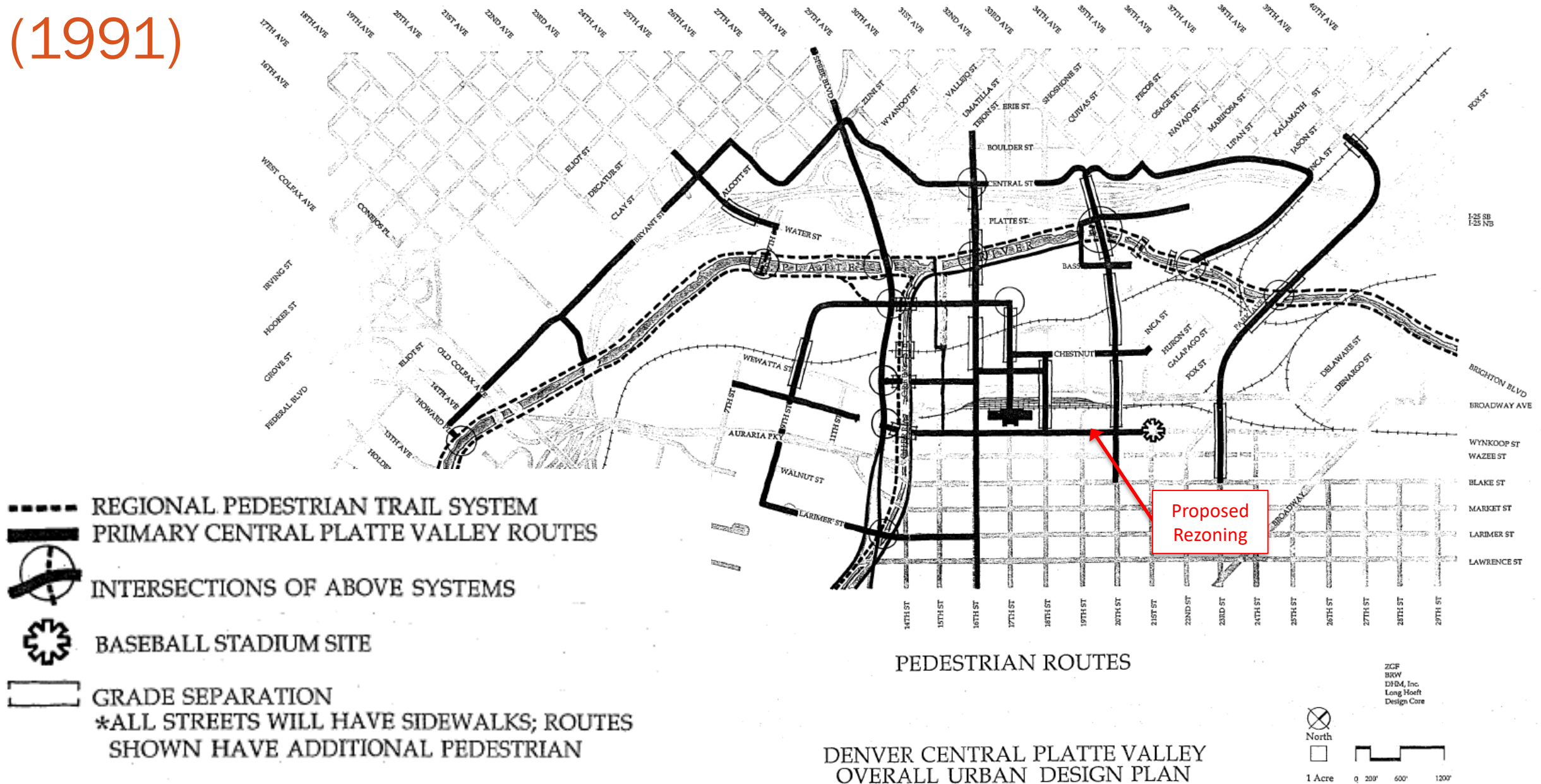
DENVER CENTRAL PLATTE VALLEY OVERALL URBAN DESIGN PLAN

20P
BRW
DFHM, Inc.
Long Hoelt
Design Core

North

1 Acre 0 200' 600' 1200'

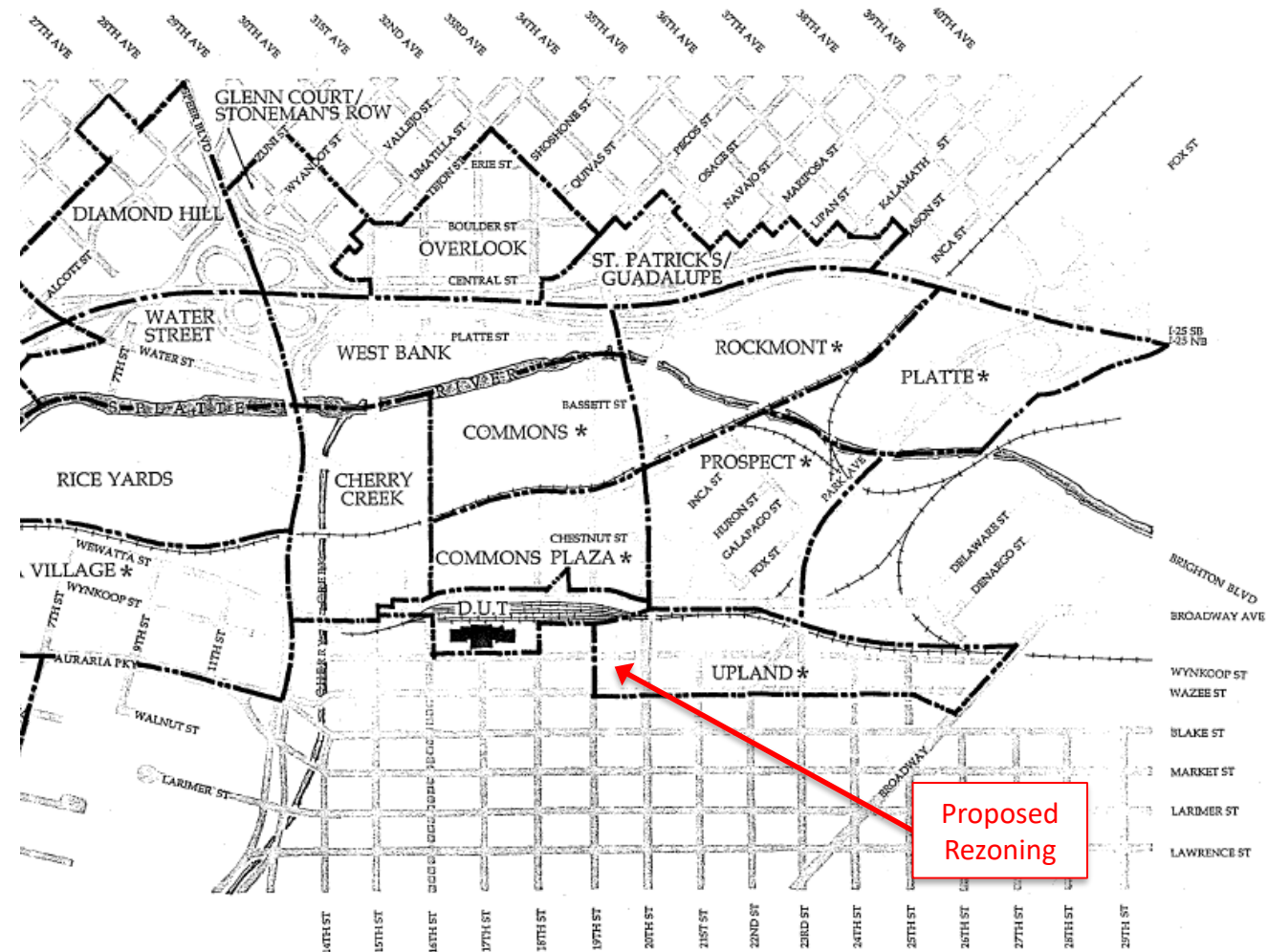
Central Platte Valley Comprehensive Plan Amendment (1991)



Central Platte Valley Comprehensive Plan Amendment (1991)

Upland Area

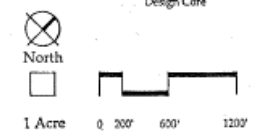
- The scale and character of Lower Downtown, and other historic buildings adjacent to this sub-area set a precedent for the scale and quality of future development.
- Pedestrian and bicycle access to Lower Downtown should be provided by extension of Wynkoop at or near grade over depressed 20th Street.
- A small public open space should be provided at a location convenient for most future occupants.
- Property between 19th and 20th Street should be developed for uses which complement and strengthen the prevailing Lower Downtown mix of office, retail, housing and galleries.



PROPOSED SUBAREA BOUNDARIES

Proposed
Rezoning

ZGF
BRW
DHM, Inc.
Lang Hoelt
Design Core



DENVER CENTRAL PLATTE VALLEY
OVERALL URBAN DESIGN PLAN

Standard Rezoning Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- *Will result in the uniform application of zone district building form, use, and design regulations across the site. The PUD is based on the D-AS-12+ zone district, with customization to address the unique location and features of site.*

3. Further Public Health, Safety and Welfare

- *Implements adopted plans*
- *Pedestrian-friendly environment, open space amenities, use list*

4. Justifying Circumstances

- *Significant development in and around the Union Station neighborhood in keeping with the adopted policy guidance*

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

- *PUD-G 19 is consistent with the Downtown Neighborhood context as it uses D-AS-12+ as a base with tailoring to ensure neighborhood compatibility*

PUD Rezoning Review Criteria

Additional Review Criteria for PUD

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- 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 establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

PUD Review Criteria

A. The PUD is consistent with the intent and purpose of PUDs stated in Article 9, Division 9.6.

- Unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, and waivers can be avoided
- Not intended solely as a vehicle to develop a site inconsistent with the applicable neighborhood context or to enhance economic feasibility
- Significant public benefit

PUD Review Criteria

- **Unique and extraordinary circumstances**
 - Plan guidance recommends Downtown context, but there is not an appropriate Downtown zone district
 - Closest fit would be C-MX-12, however would not address:
 - Lack of public right-of-way as an extension of Wynkoop Promenade
 - Downtown location & regulations in place for other downtown districts (parking, uses, design standards and guidelines)
 - Immediate context of the Lower Downtown Historic District
- The PUD utilizes D-AS-12+ (DZC's most modern Downtown district) together with Urban Center regulations as appropriate to address the site's unique features.

PUD Review Criteria

- **Not intended solely as a vehicle to develop a site inconsistent with the applicable neighborhood context or enhance economic feasibility**
 - PUD-G 19 is consistent with the Downtown neighborhood context and character.
 - PUD-G 19 is intended as a mechanism to ensure that development is consistent with adopted plans.

PUD Review Criteria

- **Significant public benefit**
 - Provision of Wynkoop Promenade
 - Height transition from 19th to 20th Street
 - Pedestrian-friendly design and building forms
 - 20% Private Open Space
 - Maximum vehicle parking requirements

PUD Review Criteria

B. The PUD complies with all applicable standards and criteria for PUDs

The PUD complies with all 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

The PUD is necessary because there is no standard zone district available that applies Downtown-appropriate standards to this unique location or addresses the site's unique configuration with regard to Wynkoop Promenade and 20th Street, without multiple variances, waivers, or conditions.

D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property

No use-related changes proposed to D-AS-12+ zone district

PUD Review Criteria

E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

- *The PUD provides tailored building form standards, largely based on the D-AS-12+ General with Height Incentive Building Form and C-MX-12 General Building Form, with tailoring to vary the heights from 19th Street to 20th Street and apply standards to the west zone lot line (the Wynkoop Promenade).*
- *PUD incorporates administrative design standards and guidelines, based on the Arapahoe Square Design Standards and Guidelines for buildings and site design and tailored to address the subject site's adjacency to Lower Downtown, Wynkoop Promenade, and the open space requirement.*

CPD Recommendation

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

Standard Rezoning 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

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- 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 establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.