



# 500, 501, & 551 Wazee Street

Request: From C-MX-8 to D-CPV-C

Date: 04.14.2025

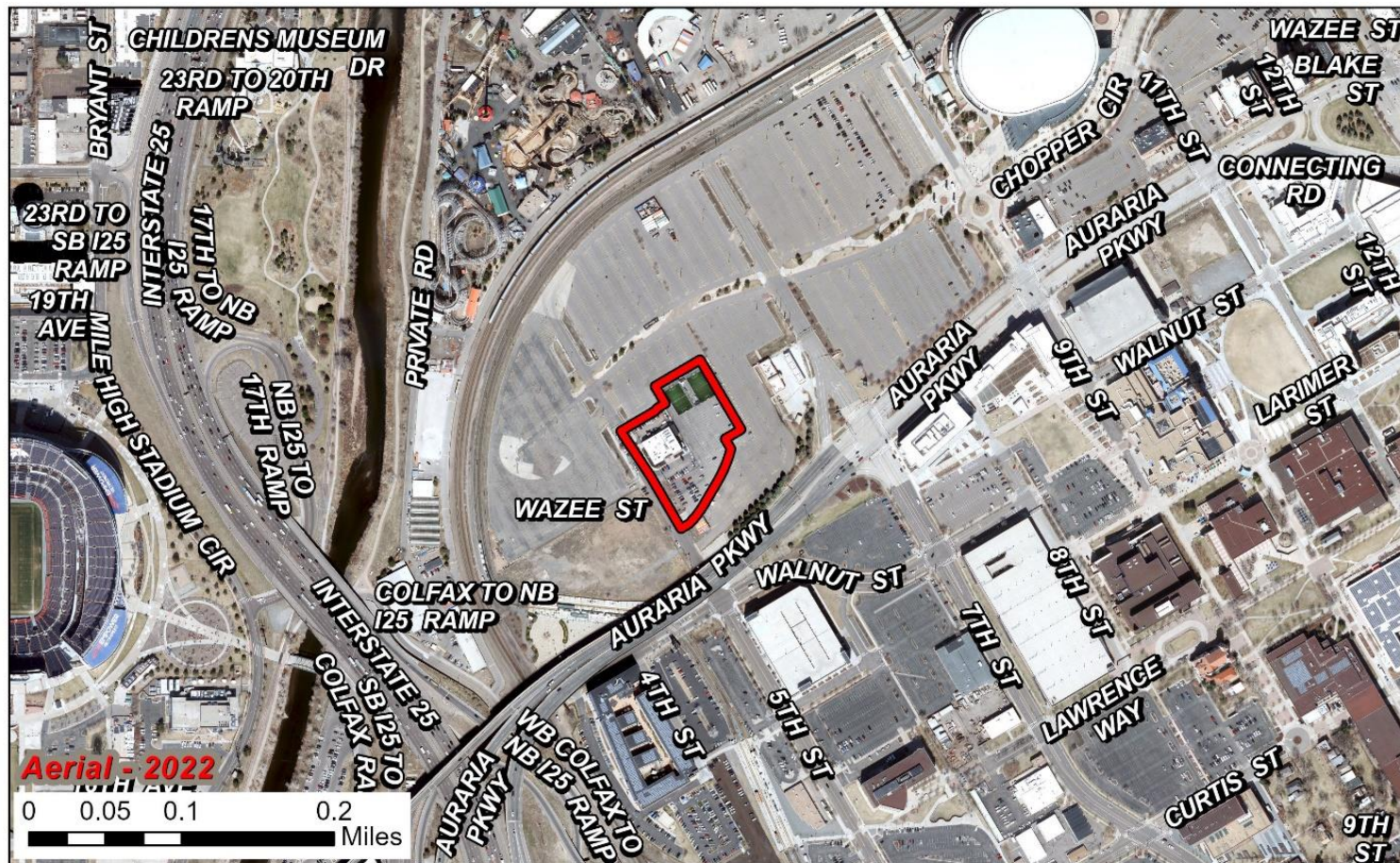
Presenter: Tony Lechuga

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from C-MX-8 to D-CPV-C



- Property:
  - ~2.5 acres
  - 2-story office building, two soccer fields, and surface parking

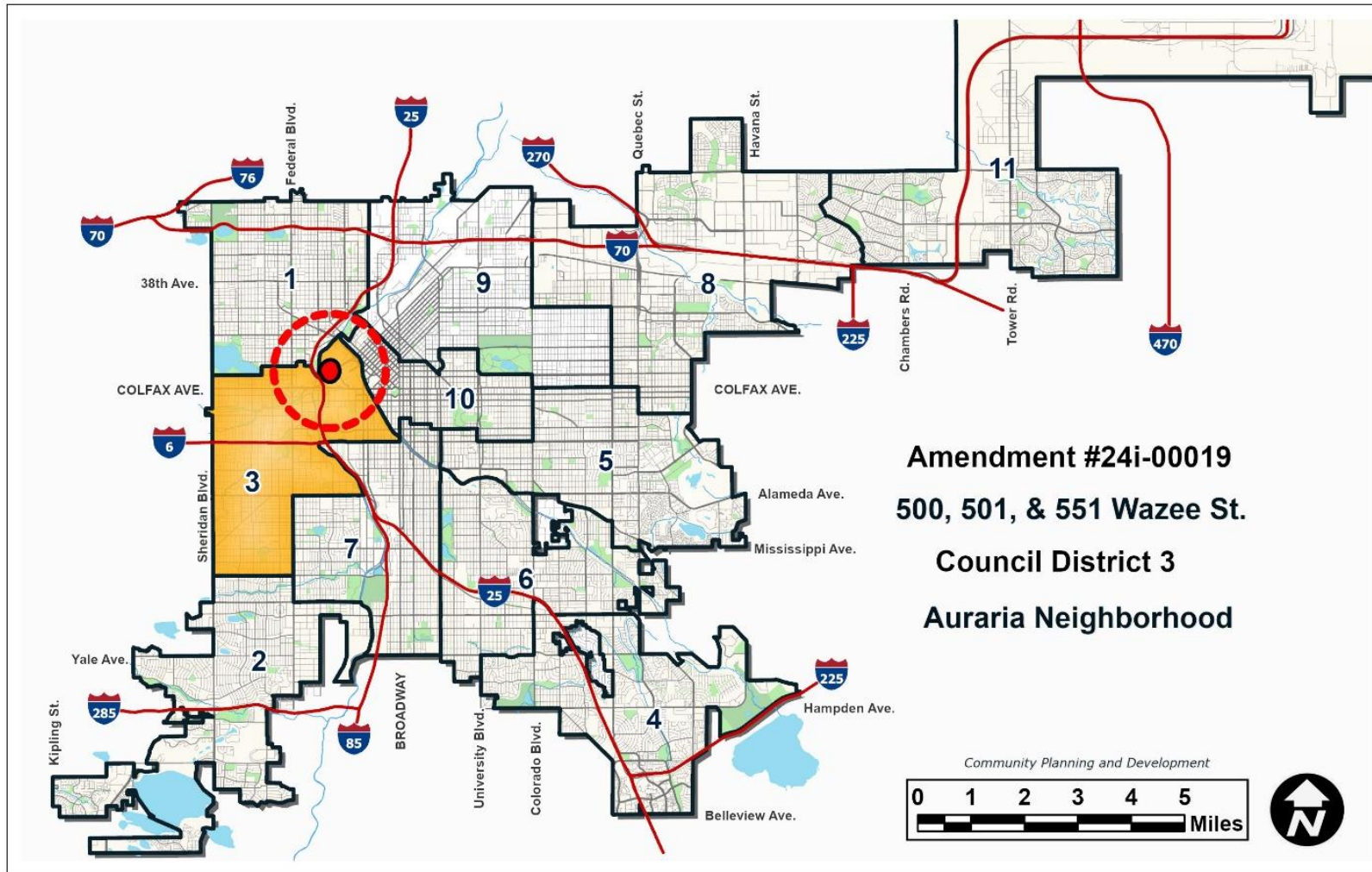
Reminder: Approval of a rezoning is not approval of a proposed specific development project

# Presentation Agenda

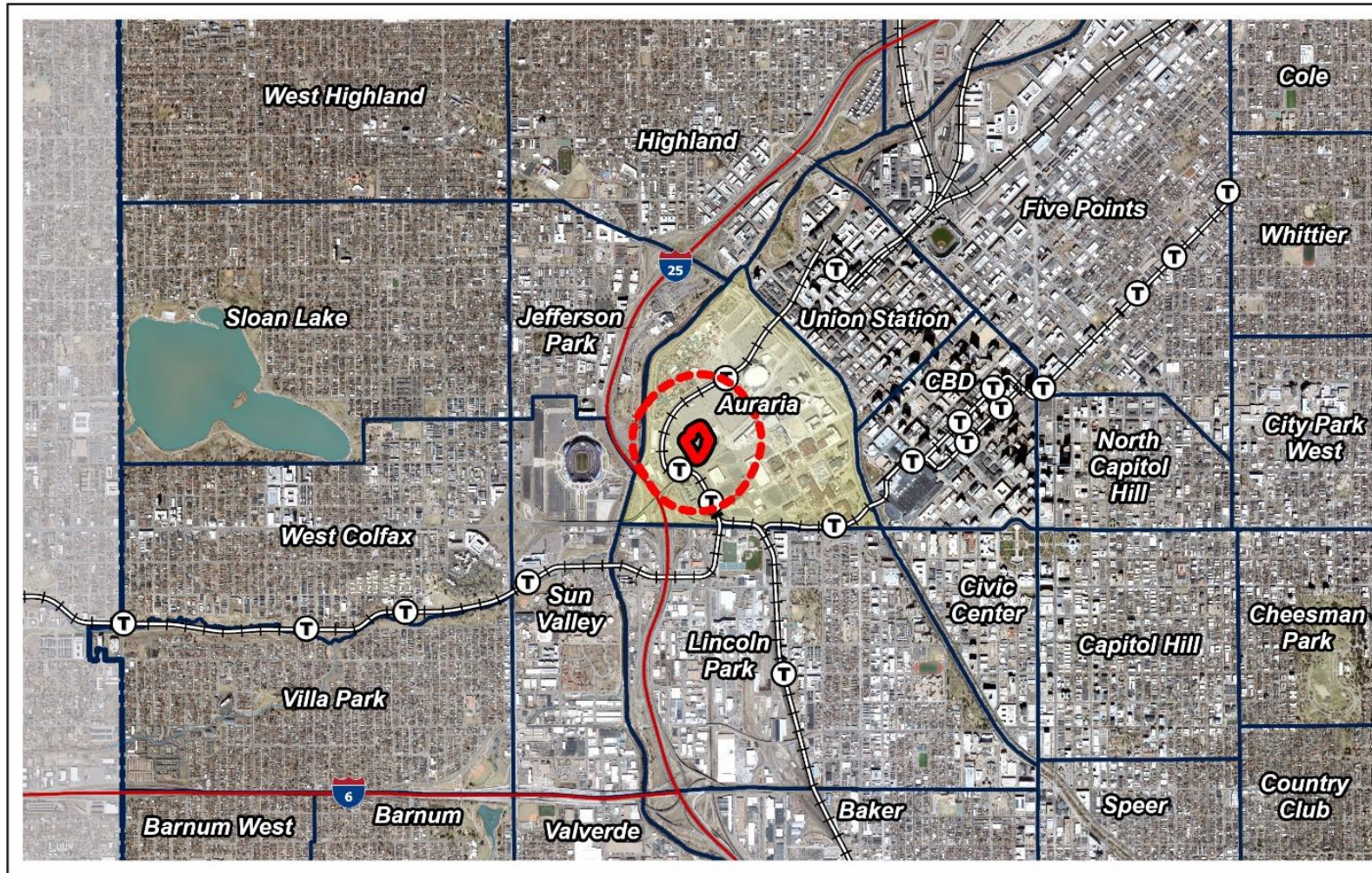
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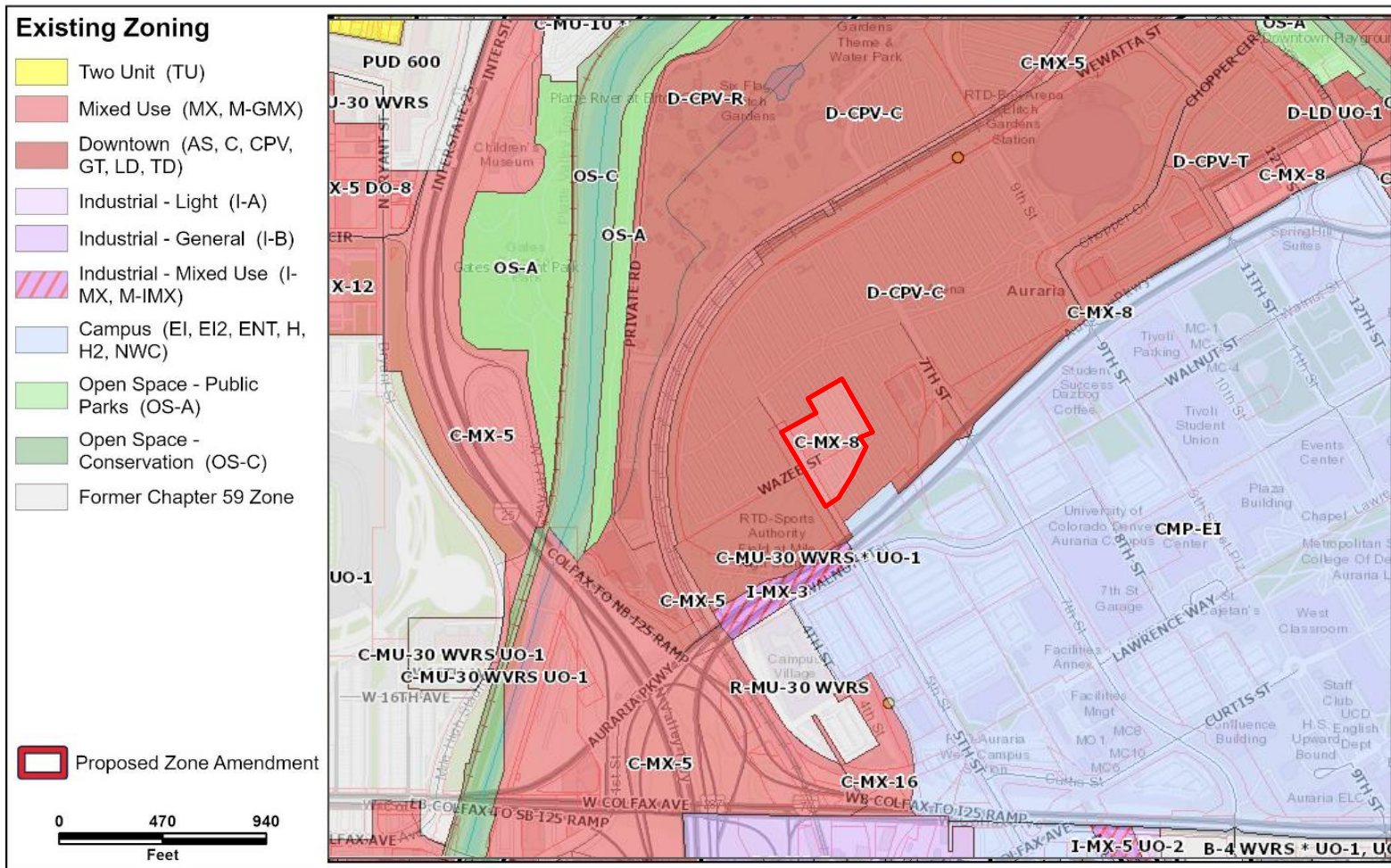
# Council District 3 – Councilmember Torres



# Statistical Neighborhood – Auraria



# Existing Zoning – C-MX-8



## Proximity to:

- D-CPV-C
- CMP-EI
- I-MX-3

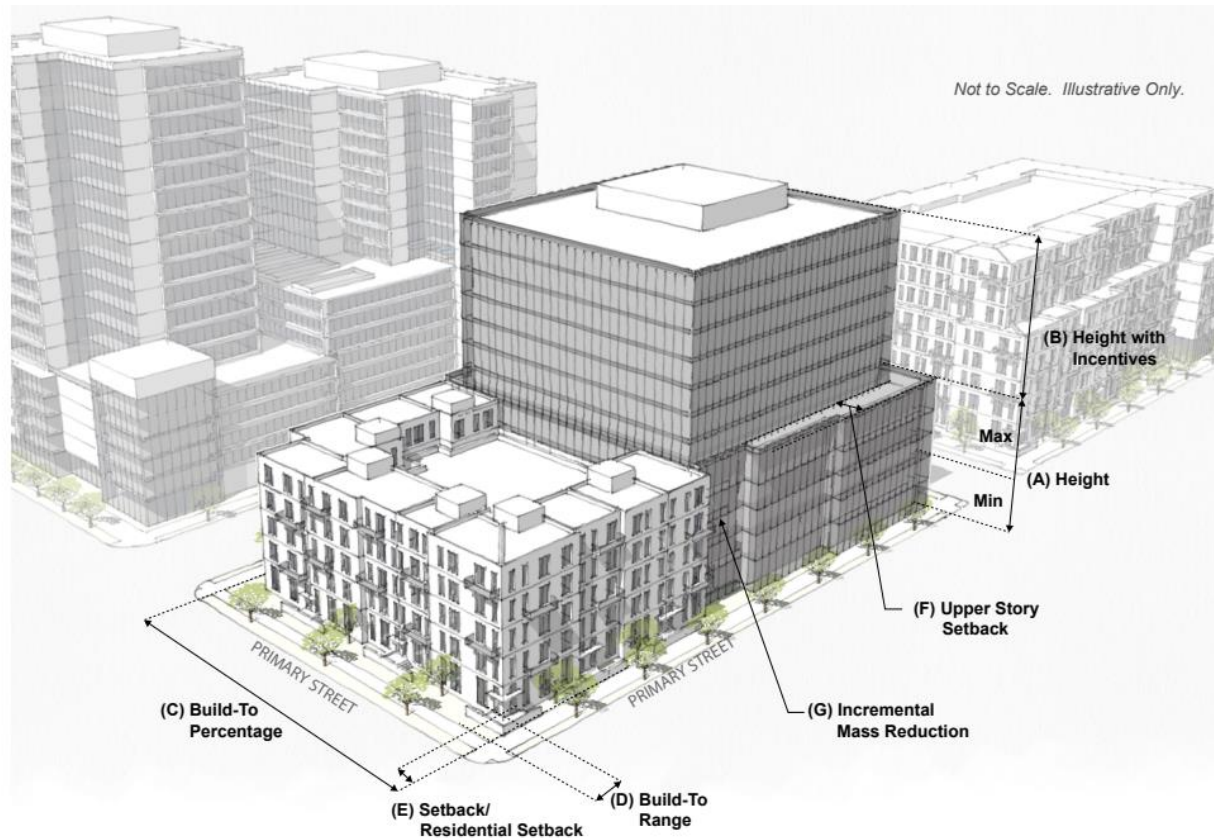
# Existing Zoning – C-MX-8

## Allowed Building Forms:

- Town House (5 stories/70 feet)
- General (8 stories/110 feet)
- Shopfront (8 stories/110 feet)

# Proposed Zoning

## Downtown Central Platte Valley – Auraria Center: General



Illustrative image taken from the Denver Zoning Code

- 5 stories (12 with incentives)
- 70 feet (150 feet with incentives)
- Build-to between 2 and 15 feet
- Upper story setbacks and incremental mass reduction
- Requirements for open space on large lots

# Proposed Zoning

## Downtown Central Platte Valley – Auraria Center: Standard Tower

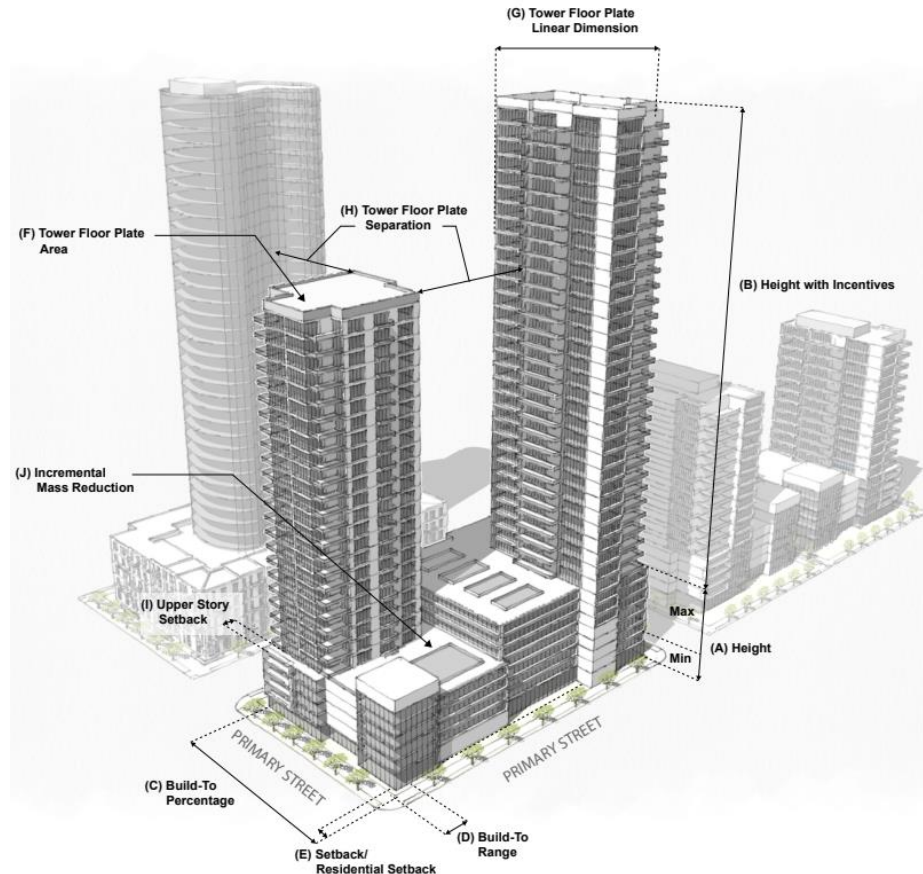


*Illustrative image taken from the Denver Zoning Code*

- 5 stories or 70 feet (no maximum with incentives)
- 20.0 Floor Area Ratio
- Build-to between 2 and 15 feet
- Upper story setbacks and incremental mass reduction
- Tower floor plate separation

# Proposed Zoning

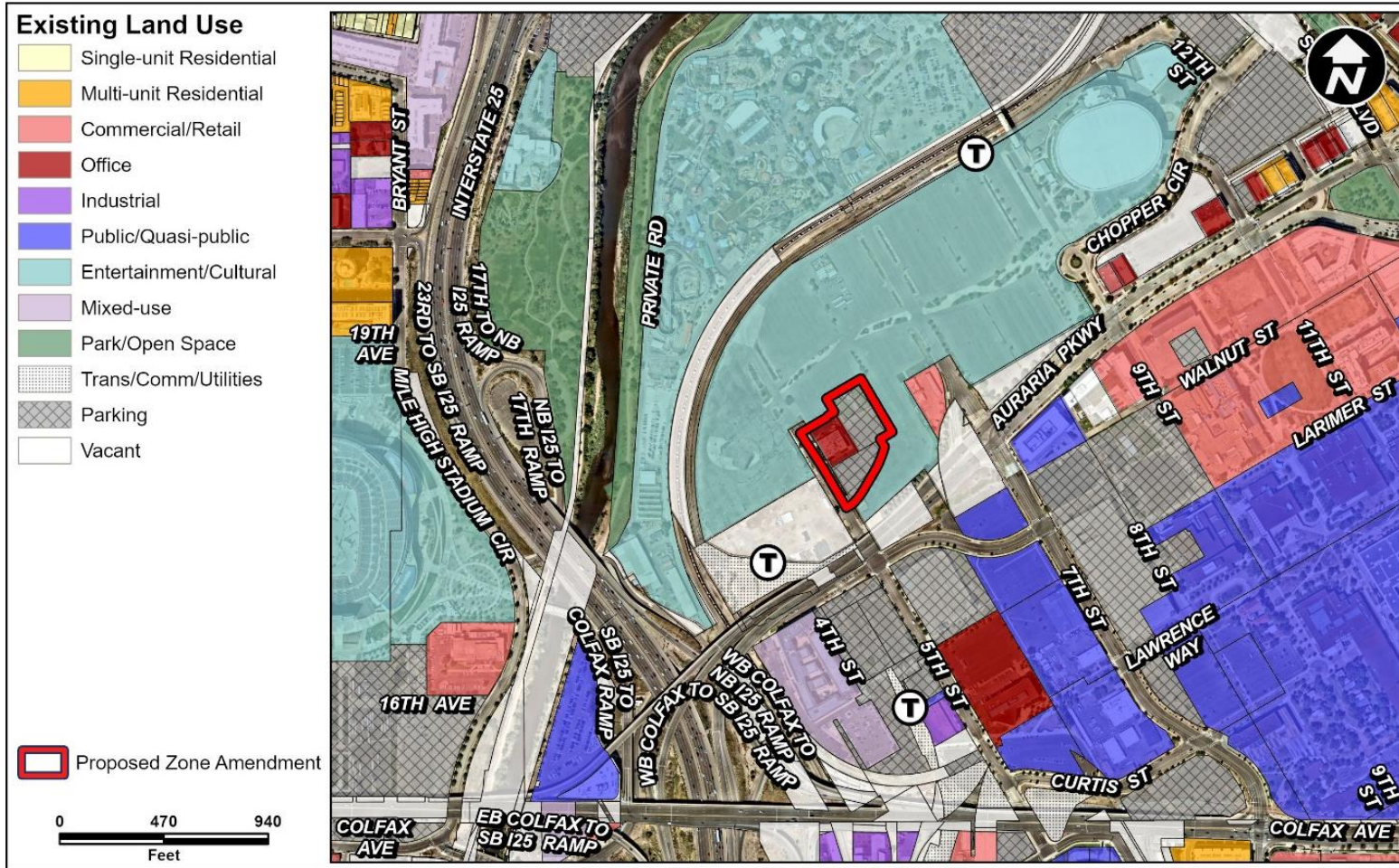
## Downtown Central Platte Valley – Auraria Center: Point Tower



*Illustrative image taken from the Denver Zoning Code*

- 5 stories or 70 feet (no maximum with incentives)
- Build-to between 2 and 15 feet
- Upper story setbacks and incremental mass reduction
- Tower floor plate separation
- Tower floor plate area and linear dimension

# Existing Context – Land Use



## Office & Parking

Adjacent to:

- Entertainment
- Commercial/Retail
- Transit
- Public/Quasi-public

# View Plane

Max Building Heights Under the View Plane:

- between 80-85 feet

If rezoned to D-CPV-C the view plane limitations would no longer apply, but applicant can only build higher than 70 feet if complying with their Voluntary Housing Agreement.



See the Denver Revised Municipal Code Chapter 10, Article IV -  
Restrictions on Structures within Areas Necessary to Preserve Mountain Views.  
Sec. 10-59.5. - Old City Hall.

# Agenda

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# Process

- Informational Notice: 04/11/24
- Planning Board Notice: 08/20/24
- Planning Board Public Hearing: 09/04/24
- SPR Committee: 10/09/24
- City Council Public Hearing: 04/14/25

# Public Comments

- RNOs
  - As of this presentation, we have received 1 letter of support from LoDo District, Inc.
- 1 comment from neighbors
  - Support from AHEC

# Planning Board

- Planning Board held a hearing on this item on 9/4/24
- The board voted unanimously to recommend approval

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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. 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)*
- *Downtown Area Plan (2007)*
- *Downtown Area Plan Amendment (2018)*

## 2. Public Interest

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

# 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).
- Goal 1, Strategy C – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food, and the arts (p. 28).
- Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



# Comprehensive Plan 2040

## Strong and Authentic Neighborhoods

- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Goal 1, Strategy C – Ensure neighborhoods are safe, accessible, and well-connected for all modes (p. 34).
- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34).
- Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm (p. 34).



# Comprehensive Plan 2040

## Connected, Safe, and Accessible Places

- Goal 8, Strategy A – Improve multimodal connections within and between mixed-use centers including downtown, Denver International Airport, and major urban centers (p. 42).
- Goal 8, Strategy B – Promote transit-oriented development and encourage high density development, including affordable housing, near transit to support ridership (p. 42).



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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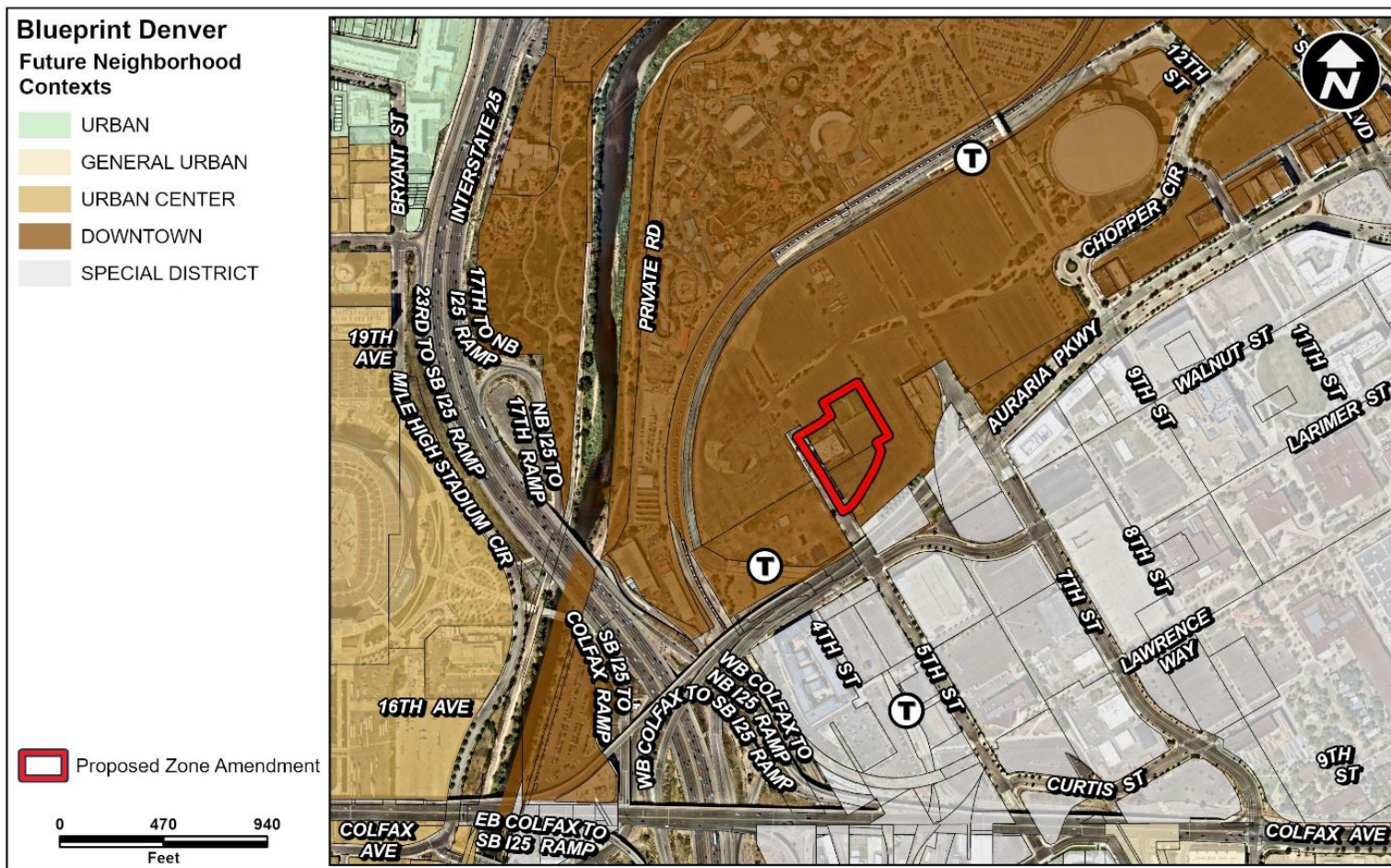
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

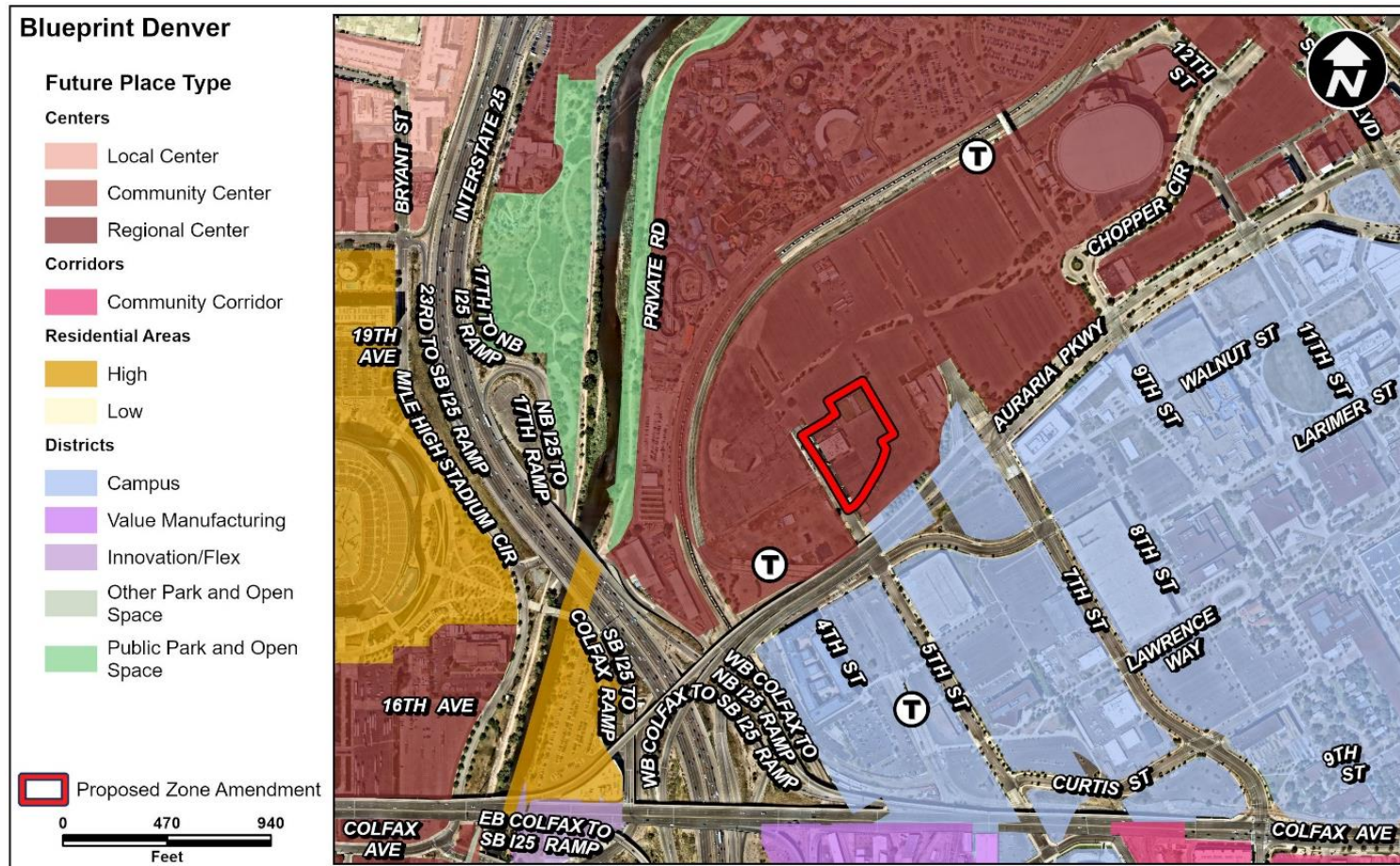
# Blueprint Denver



## Downtown

- Highest intensity residential
- Largest employment center
- Mix of uses and building forms
- Good street activation

# Blueprint Denver

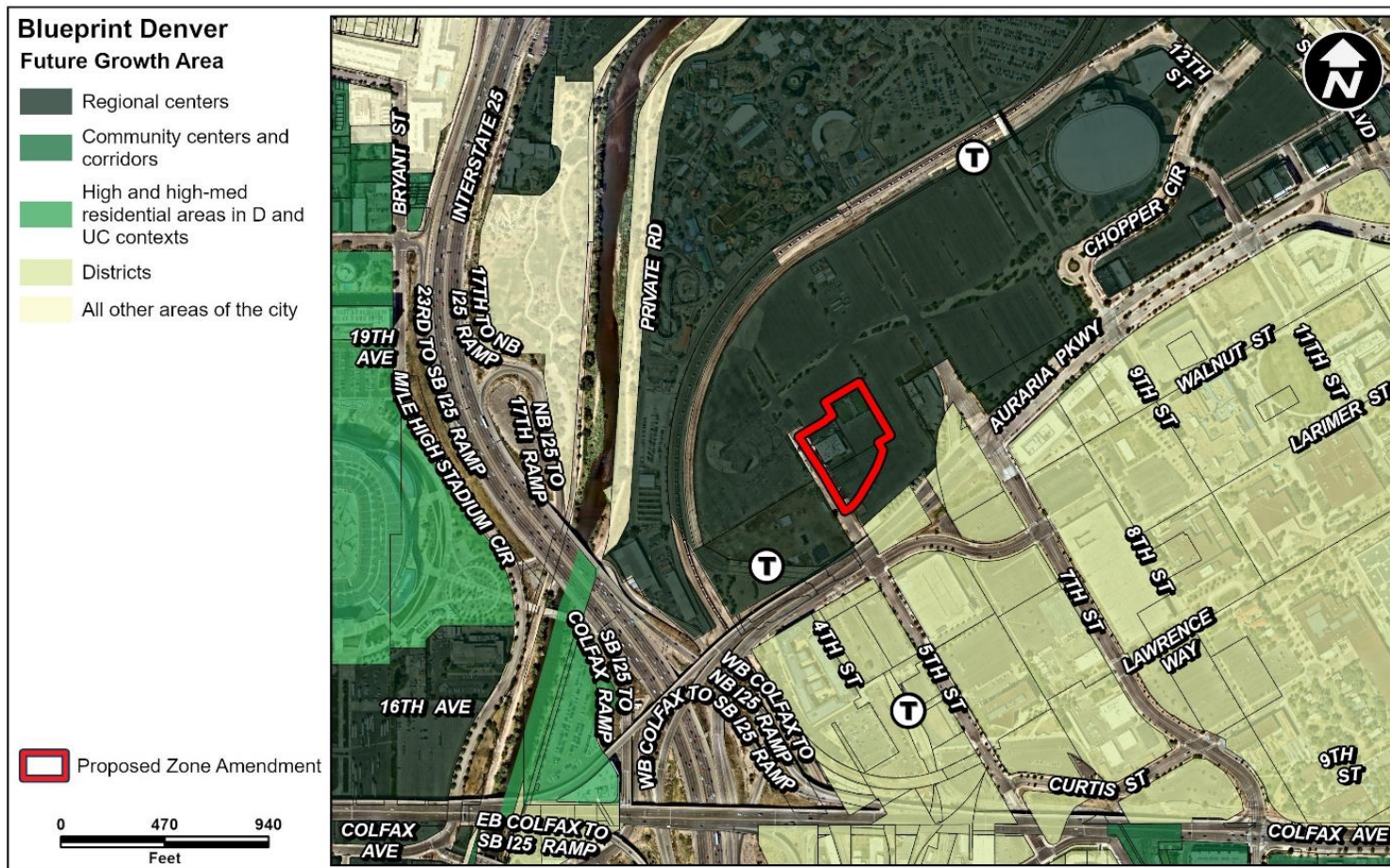


## Regional Center

- Diversity of commercial and residential uses
- 24/7 live, work, entertainment environment
- High degree of urbanism
- Strong pedestrian realm

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.

# Blueprint Denver



## Regional Centers

- 50% of new employment
- 30% of new housing

# *Blueprint Denver*

## Strategies

- Capture new housing growth in transit-rich Regional Centers
- Capture 90% of new job growth in Regional Centers and high intensity residential
- Create walkable, transit-friendly communities

# *Blueprint Denver*

## Equity

- Increase development of affordable housing and mixed-income housing, particularly near transit, services, amenities (p. 32).
- Increase diversity of population, housing, and employment opportunities.

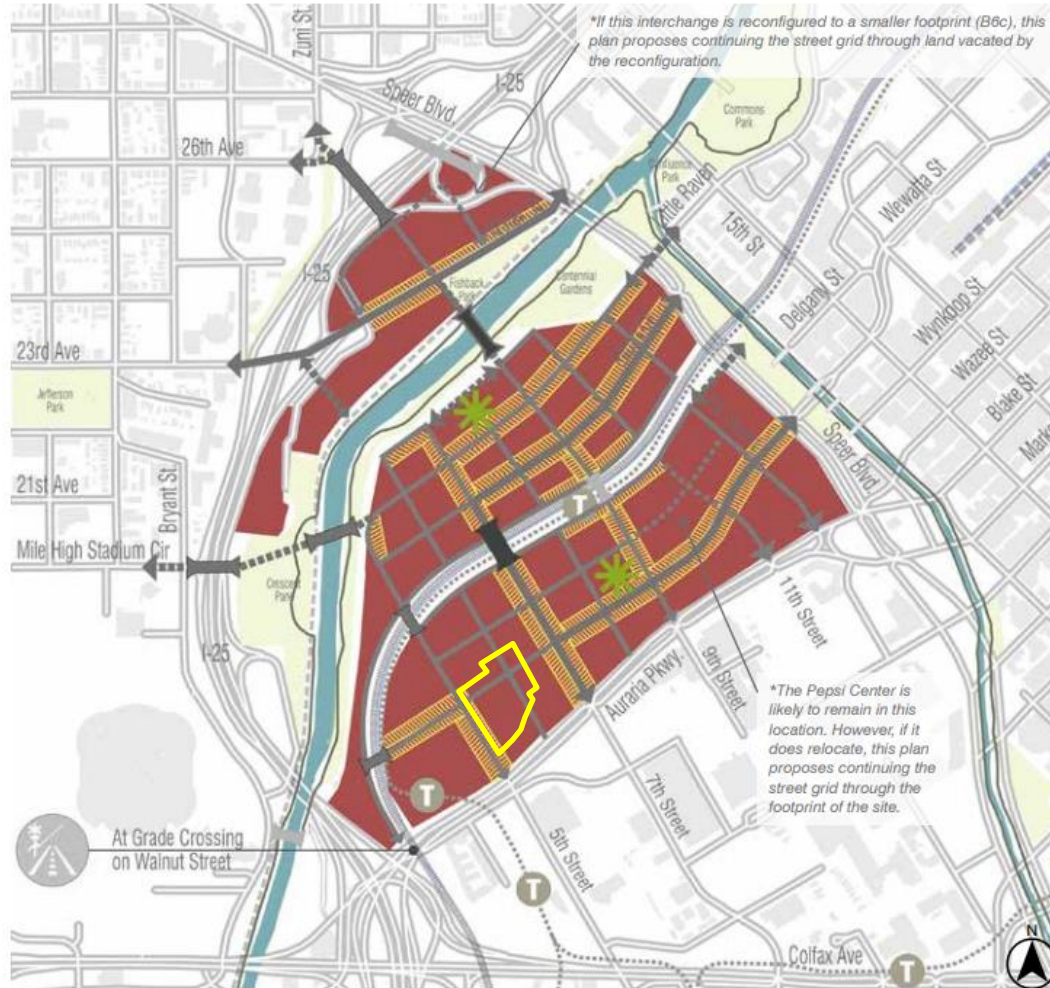
## Climate

- Reducing auto-dependence by locating additional housing, employment, or commercial in a transit-rich area.

# *Downtown Area Plan*

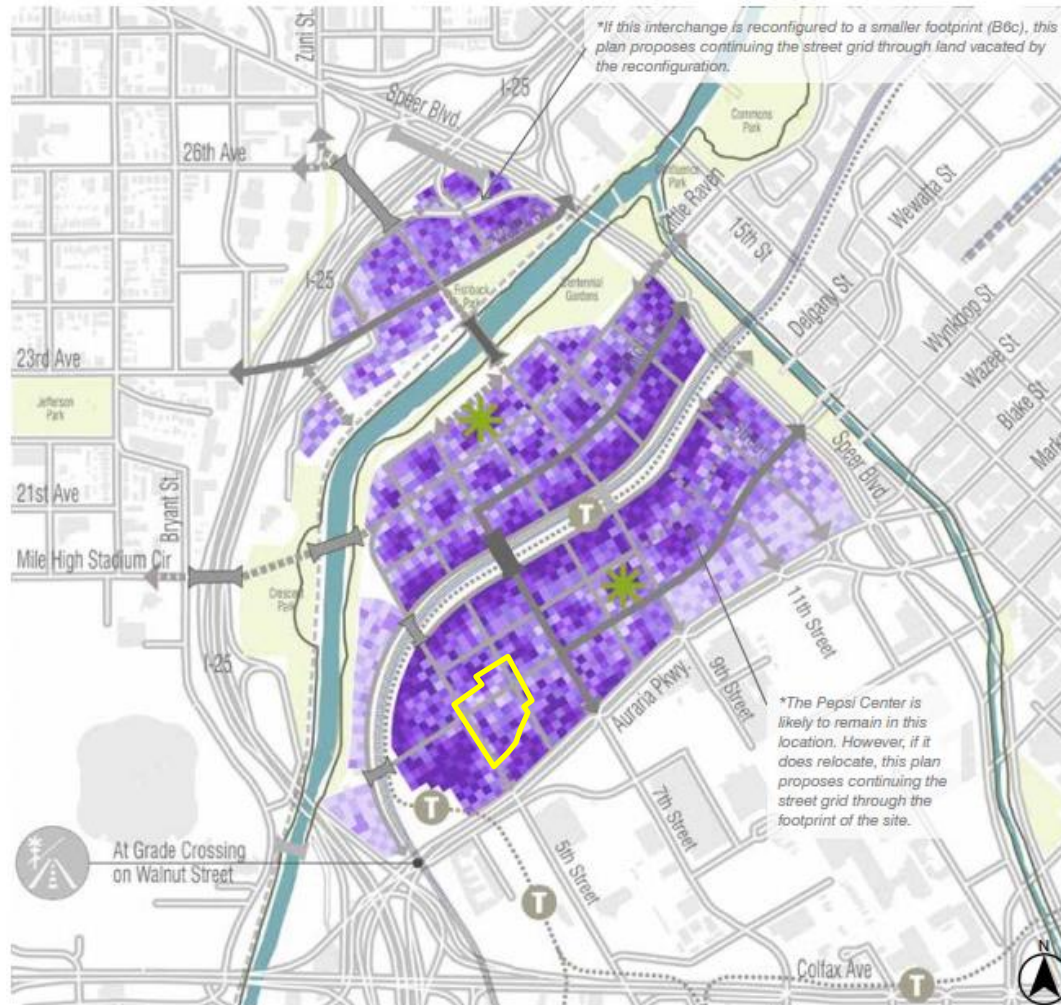
- Require ground floor active uses throughout Downtown through changes to zoning and design guidelines (B1b, p. 22)
- Future opportunities to increase density these areas are beginning to emerge as transit use increases and parking demand decreases (p. 52)

# Downtown Area Plan Amendment



- Existing Light Rail
- Existing CML
- Platte Valley Trolley
- Downtown Collector Streets
- Local Streets
- \*Local Streets
- Existing Ped & Bike Bridge
- Proposed All Mode Bridge
- Proposed Ped & Bike or All Mode Bridge
- Proposed Ped & Bike Bridge
- Proposed Ped & Bike Connection
- Proposed Park/Open Space
- Downtown (Mixed-Use)
- Potential Active Corridor

# Downtown Area Plan Amendment



# Downtown Area Plan Amendment

## Strategies

- Enable a deliberative mix of uses to create a prosperous neighborhood
- Prioritize active uses and corridors
- Promote new development that creates diverse places and activities through a variety of building densities and intensities
- Highest intensity near the rail stations
- Lowest intensity near existing buildings (such as LoDo)
- Promote high quality design through design standards and guidelines

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# CPD Recommendation

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

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent