

4949 & 4995 N. Washington Street and 4930 & 4934 N. Pearl Street

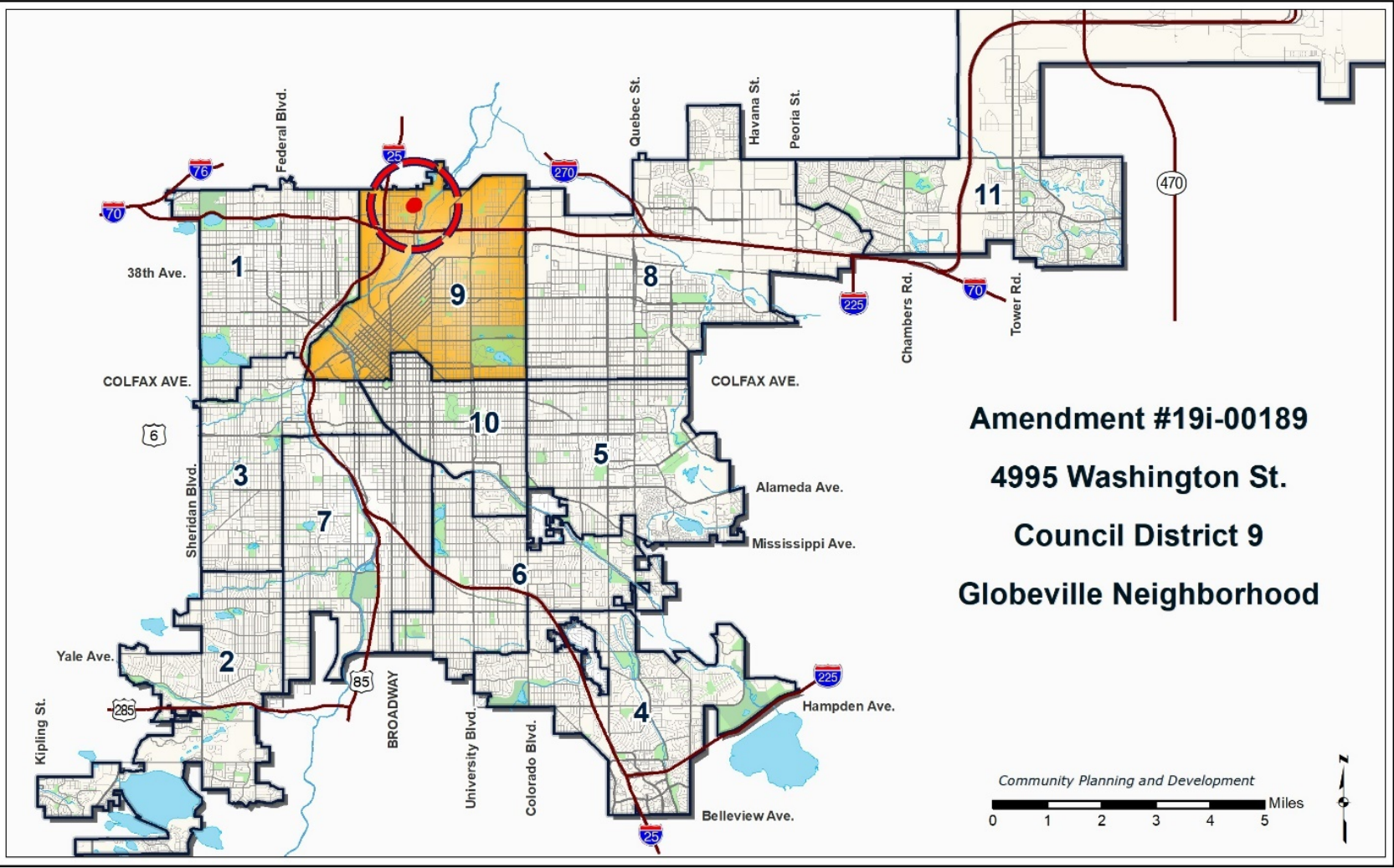
19I-00189: I-MX-3 U0-2 to G-MS-5

Date: 5/17/21

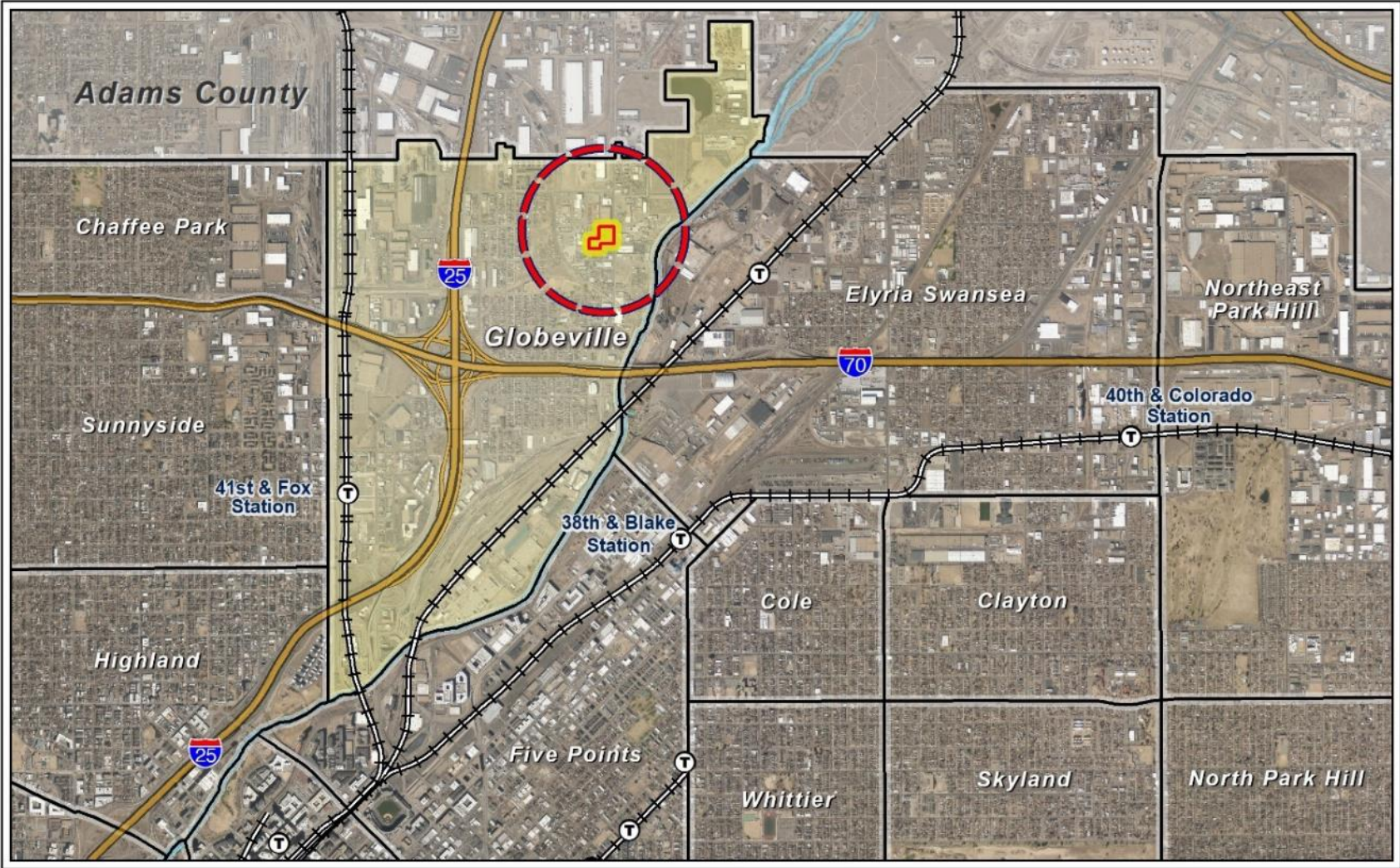
4949 & 4995 N.
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Street

I-MX-3 UO-3 to G-MS-5

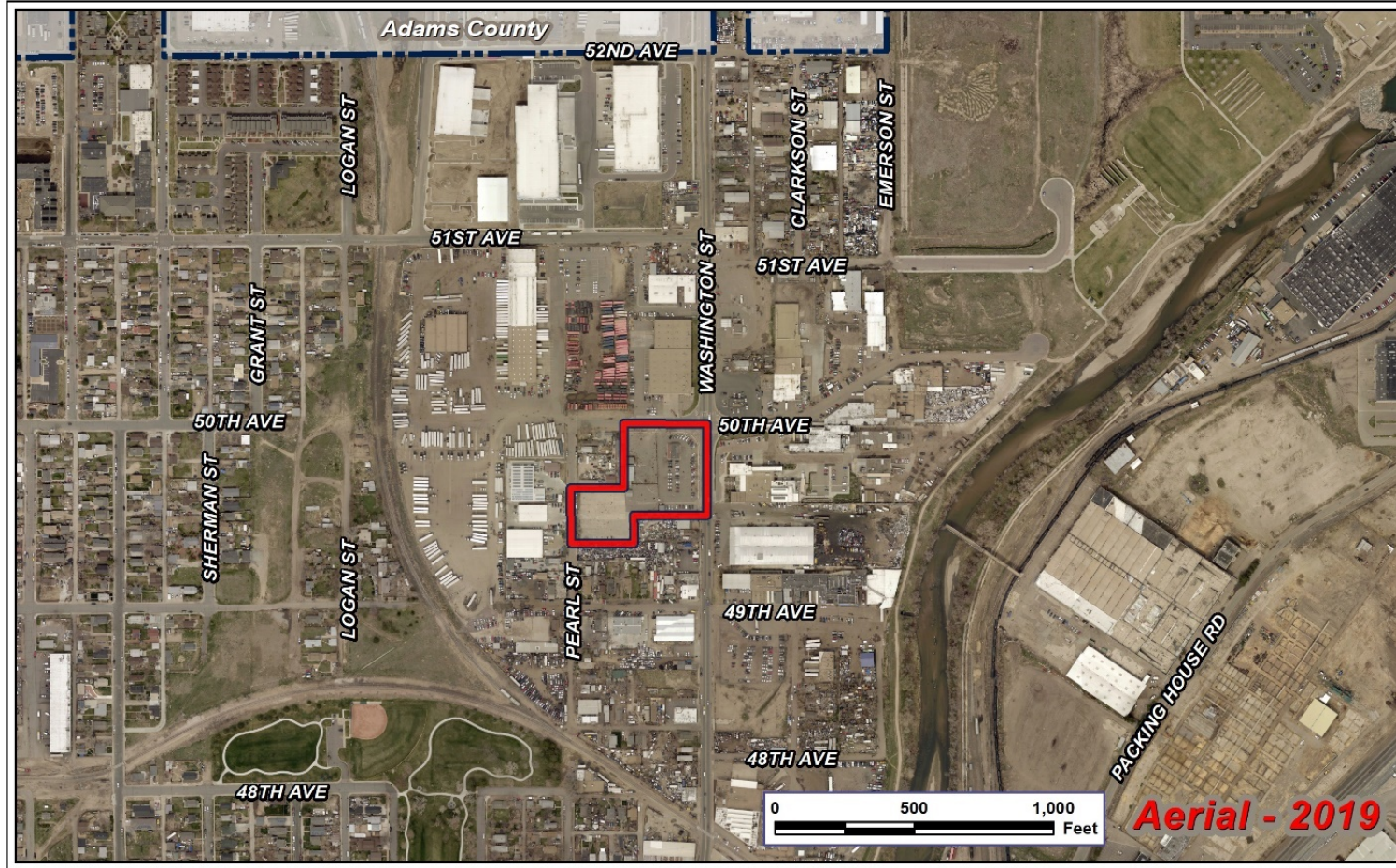
Council District 9 – CM
CdeBaca



Globeville Neighborhood



Request: I-MX-3 UO-2 to G-MS-5



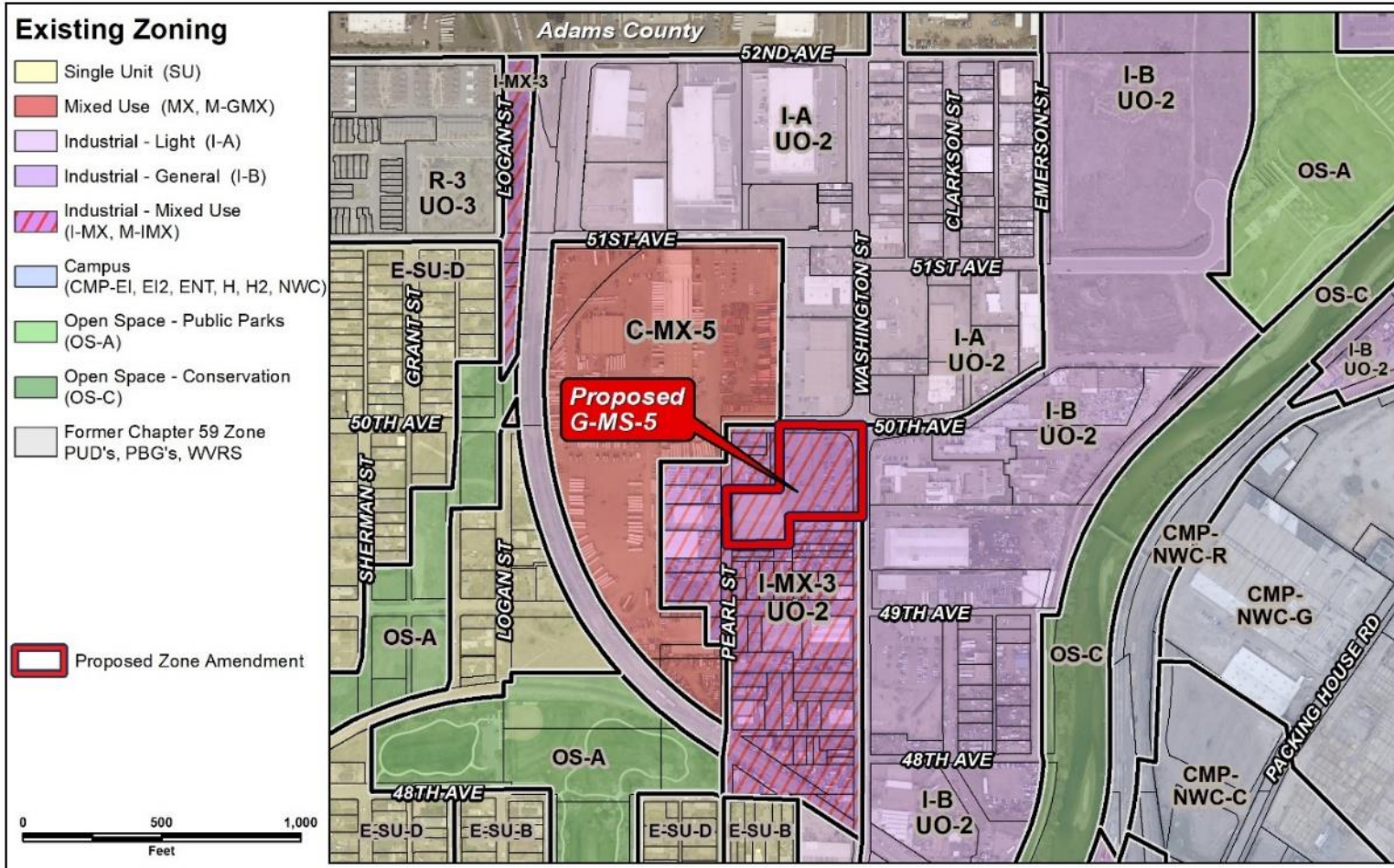
Location

- 50th Ave & Washington St
- 2.7 acres

Proposal:

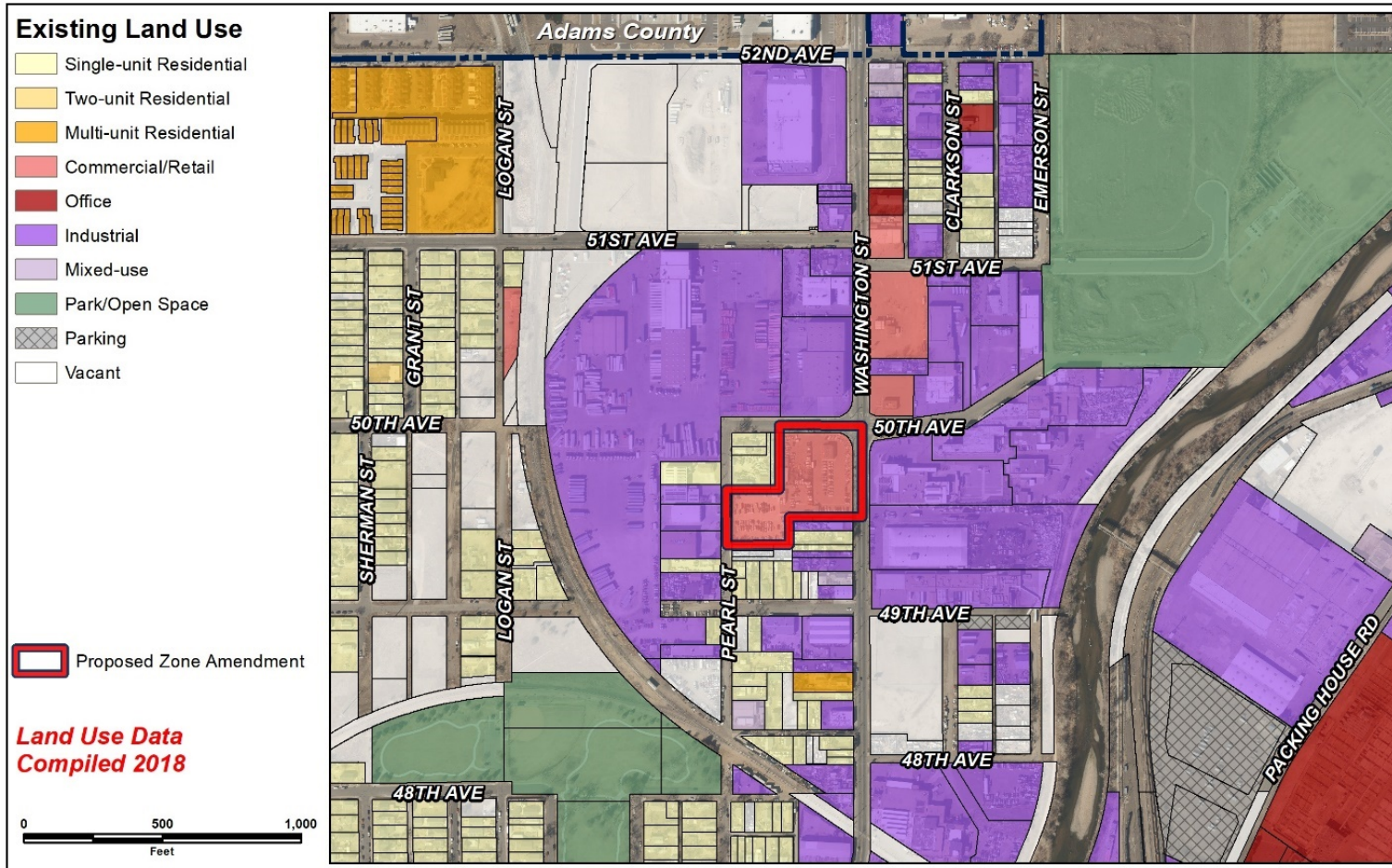
- Requesting rezoning for HOST affordable housing project

Existing Zoning



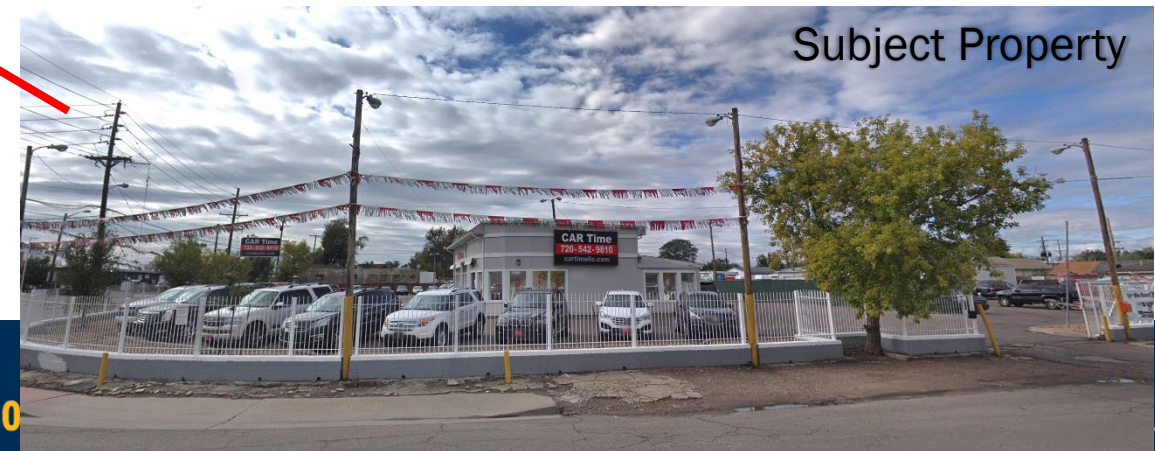
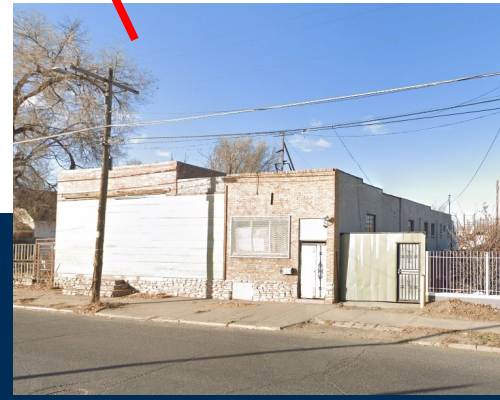
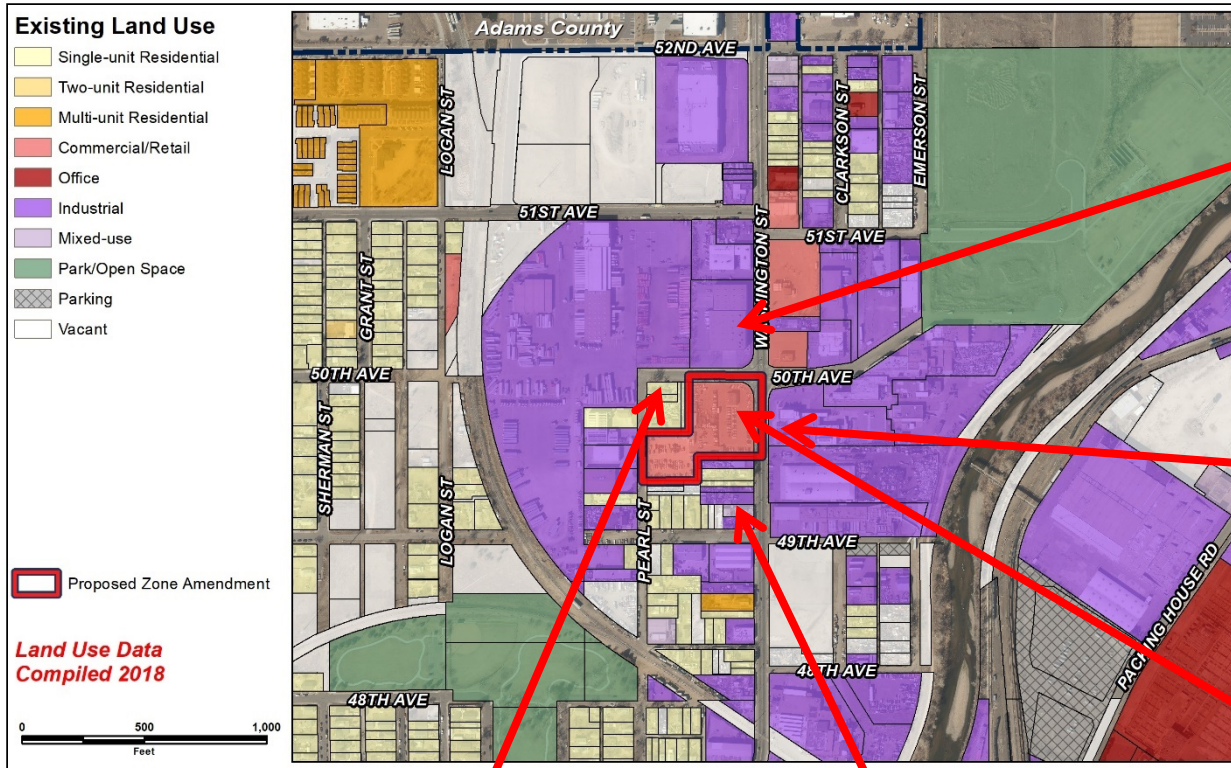
- Subject site: I-MX-3 UO-2
- Surrounding properties: I-MX-3 UO-2; I-B UO-2; I-A UO-2; C-MX-5

Existing Land Use



- Subject property: Car dealership
- North: Warehouse
- East: Office, kitchen
- South: Auto recycling
- West: Residential, auto repair

Existing Context – Building Form/Scale



Affordable Housing

- HOST will issue an RFP for a development partner
- At least 50% affordable at 80% AMI
- HOST intends to exceed requirements
- Also intends to include community serving uses

Proposed Zoning

- G-MS-5
- Town House; Drive Thru Services; Drive Thru Restaurant; Shopfront building forms
- 5 stories; 70' maximum height
- 50-75% of building within 0-15' build-to
- Range of commercial, residential, and civic uses

Process

- Planning Board (March 31, 2021)
 - Recommended approval 8-0
- Land Use, Transportation and Infrastructure Committee (April 6, 2021)
- City Council (May 17, 2021)
- Public comment
 - No public comment received
 - HOST has done extensive community outreach

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 2019*
- *Globeville Neighborhood Plan (2014)*
- *Housing an Inclusive Denver (2018)*

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

- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well-connected, vibrant, mixed-use centers and corridors
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased development
- Connected, Safe, and Accessible Places Goal 8, Strategy B – Promote transit-oriented development and encourage higher-density development, including affordable housing, near transit to support ridership

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



Review Criteria: Consistency with Adopted Plans

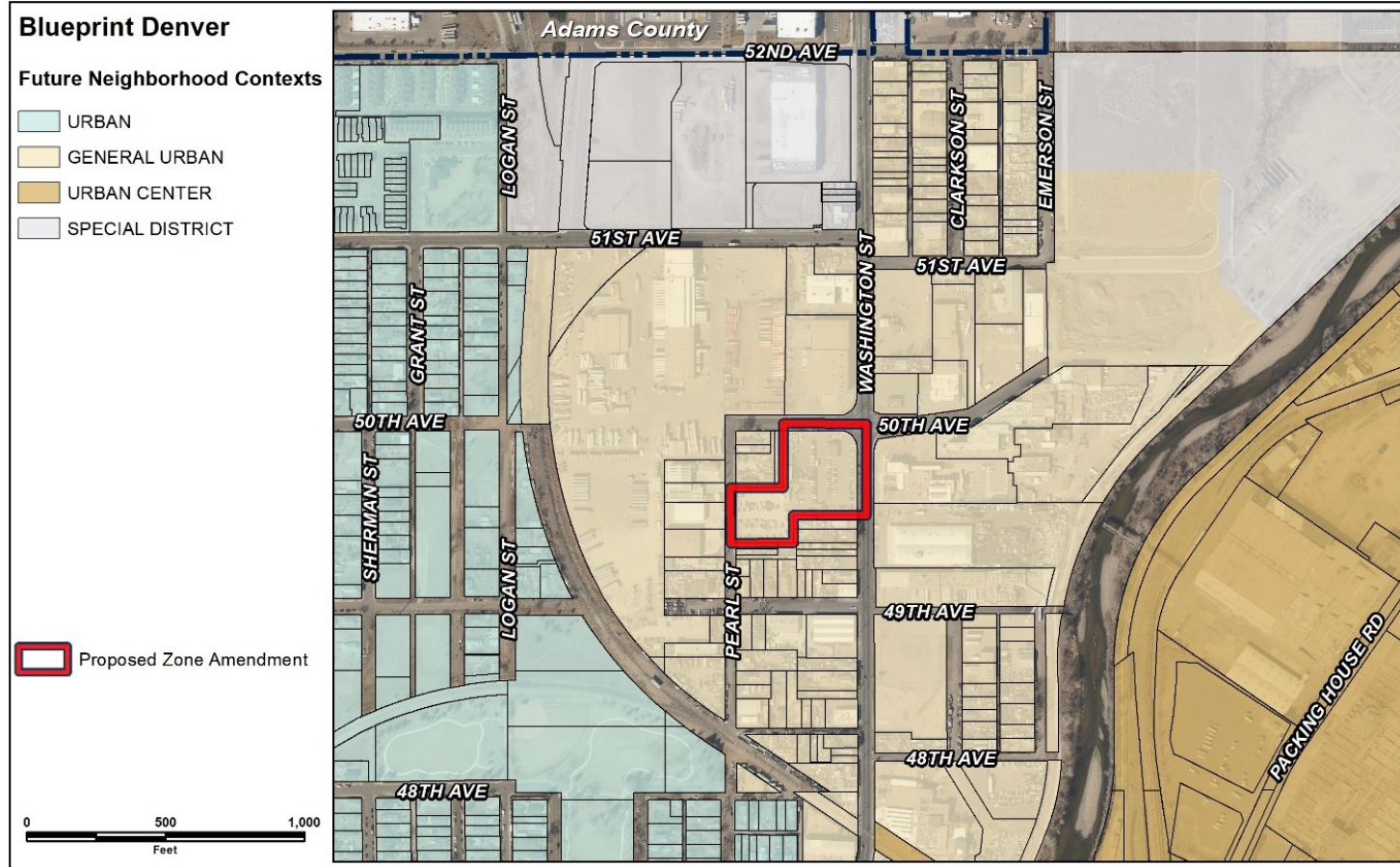
Climate

Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods



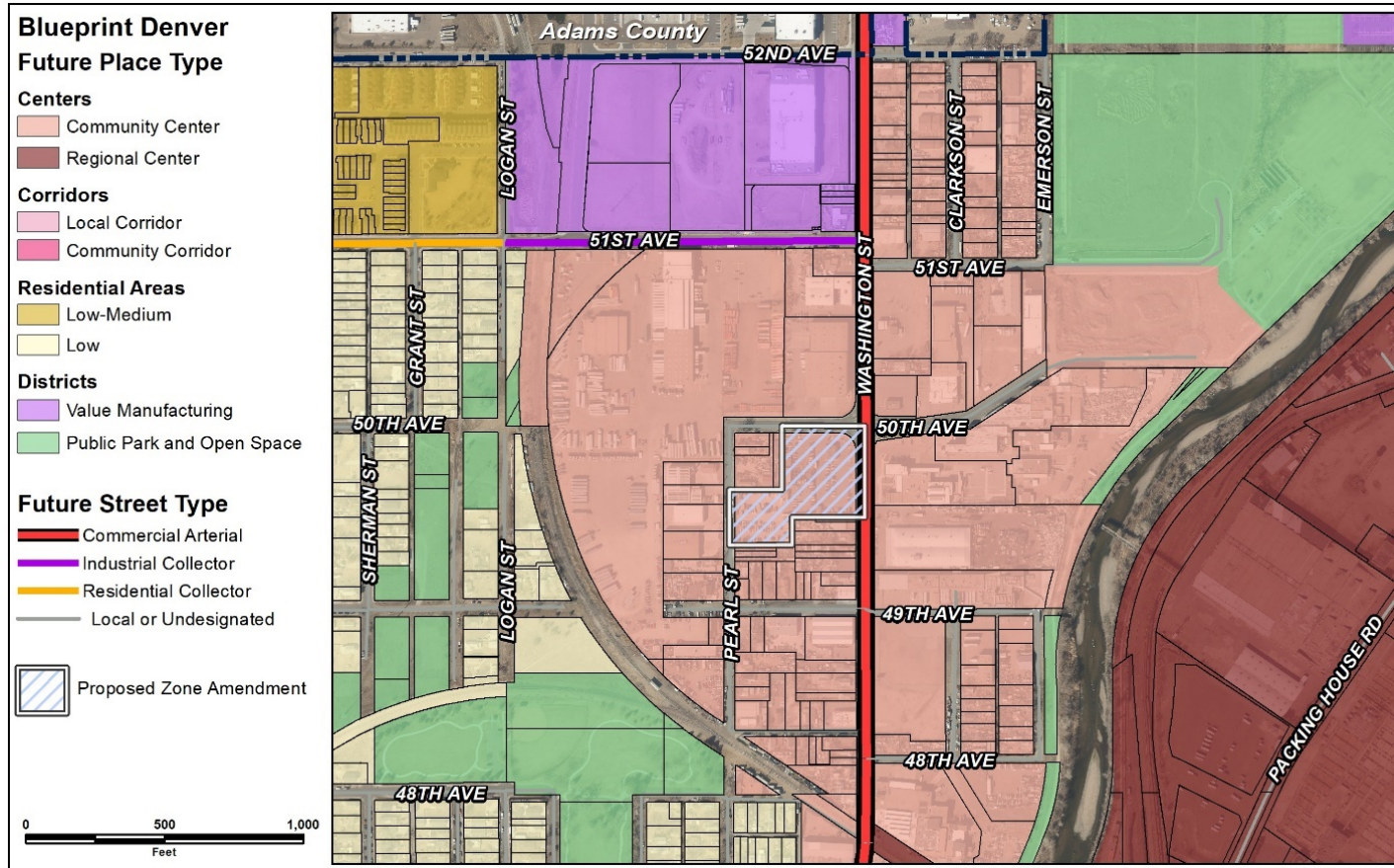
Consistency with Adopted Plans: Blueprint Denver 2019



General Urban Context

- From mixed-use multi-unit buildings to compact single-unit homes
- A mix of uses
- Good street activation and connectivity

Consistency with Adopted Plans: Blueprint Denver 2019



Community Center

- Mix of office, commercial and residential uses
- Heights are generally up to 8 stories
- Strong degree of urbanism

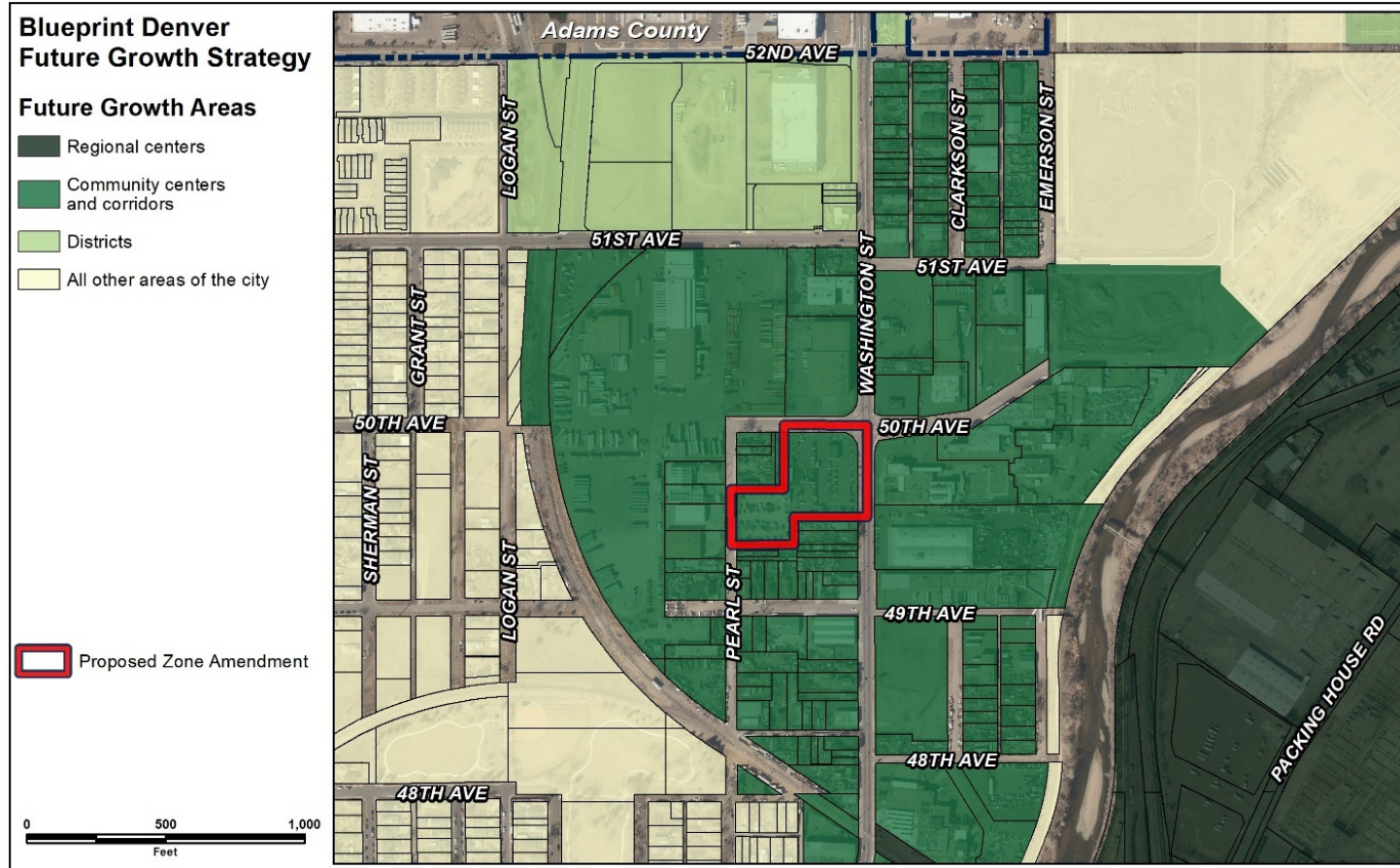
Commercial Arterial Streets

- A mix of uses
- Buildings are pedestrian-oriented

Local Streets

- Vary in their land uses
- Lowest degree of through travel but the highest degree of property access

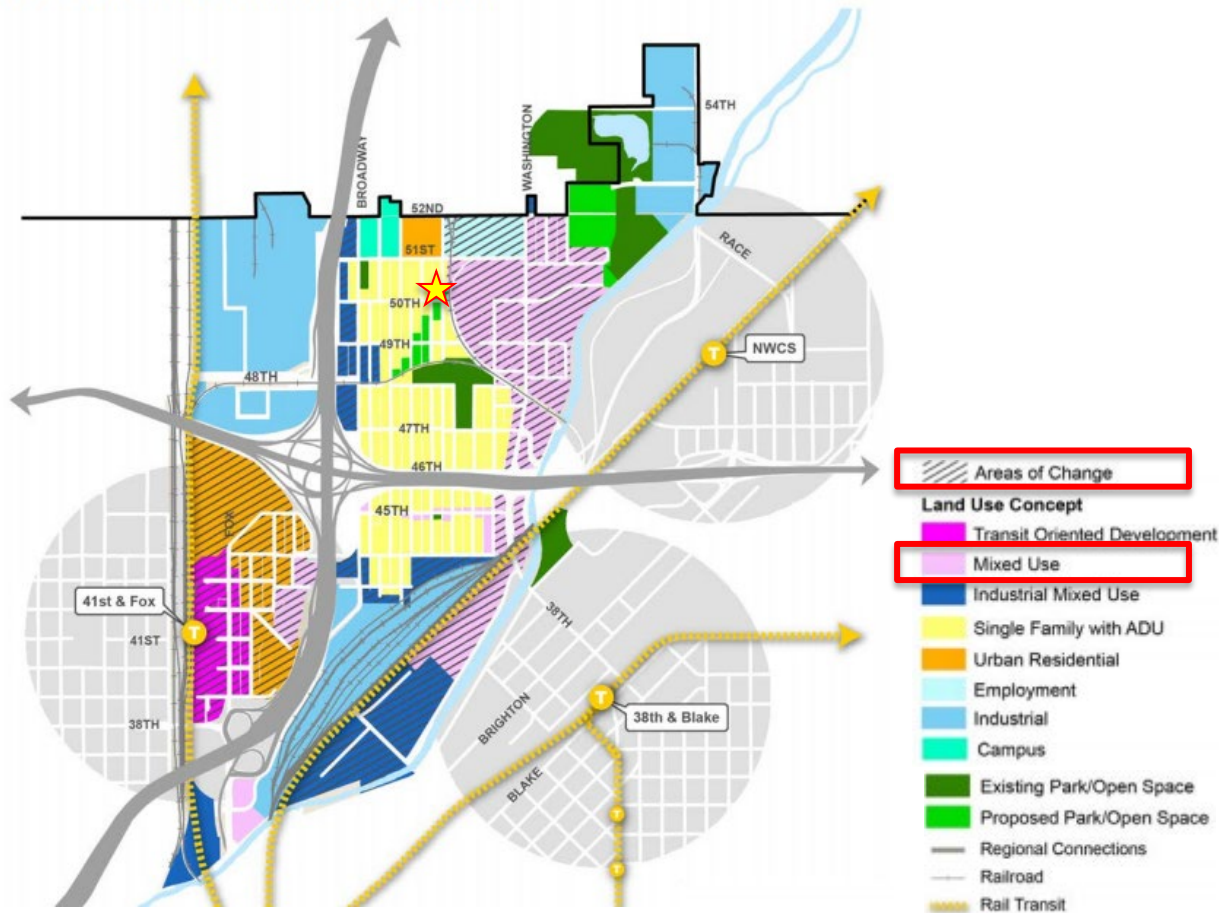
Consistency with Adopted Plans: Blueprint Denver 2019



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

Consistency with Adopted Plans: Globeville Neighborhood

CONCEPT LAND USE AND AREAS OF CHANGE



- Mixed Use Land Use Concept
- Sizeable employment base as well as a variety of mid to high-density housing options
- 5-story maximum height
- Link the building directly to the street environment
- Provide a broad range of housing types and price levels

Consistency with Adopted Plans: Housing an Inclusive Denver

- Provides guidance and strategies for the city to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6).
- *Leverage publicly owned land for affordable housing development*
- *Promote development of new affordable, mixed-income and mixed-use rental housing*
- **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

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent with the G-MS-5 zone district
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, expanded uses, building form and design promote health and safety
4. Justifying Circumstances
 - Changed or Changing Conditions: Changes in the neighborhood, newly adopted plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - “To promote safe, active, and pedestrian-scaled, commercial streets” and “a higher degree of walkability and pedestrian activity is desired”

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

4995 Washington St HOST RFP Process

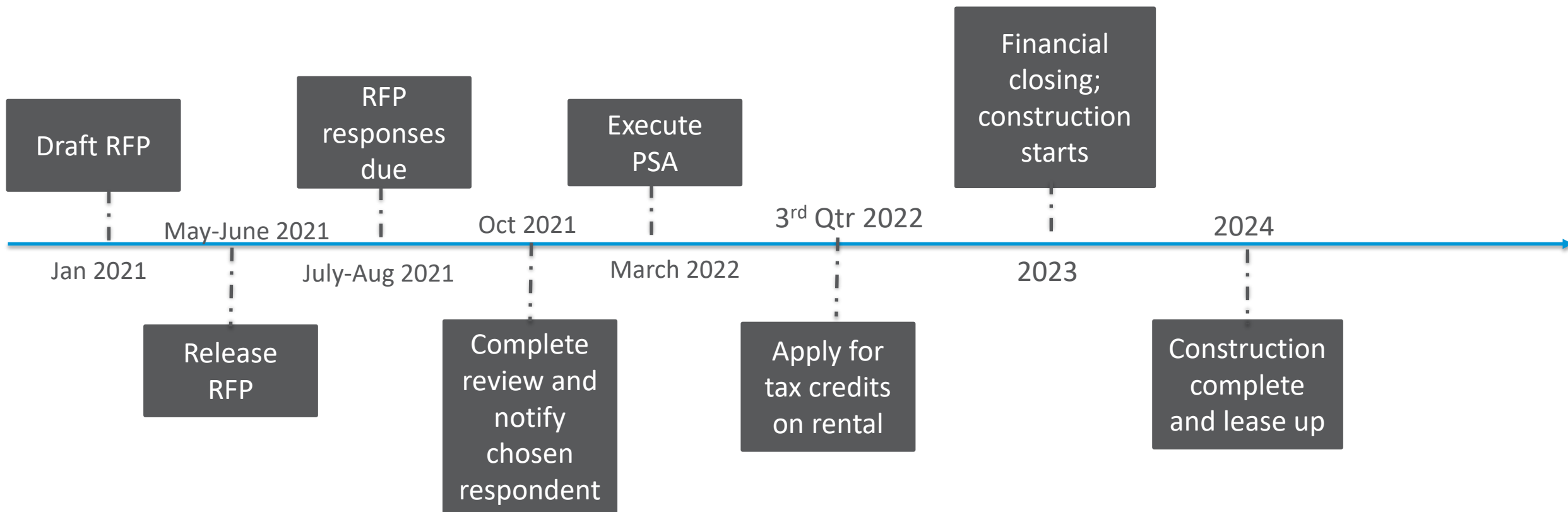
March 2021

Background

- January 2019: City acquires 4995 Washington (112,000 square feet) for \$6M to support affordable housing and economic development in the Globeville neighborhood
- February & August 2020: Community Engagement Listening Sessions
- 2nd Quarter 2021: HOST will conduct a comprehensive RFP process to select a development team with the capacity and expertise to complete site development
- RFP process will follow East Colfax parcels (7900 and 8315) disposition



Development Timeline



This is an ideal scenario and subject to change.



RFP Review Process

- Panel includes City staff from HOST, Real Estate, CPD, and DOTI (voting members), and 3 community representatives selected from an application process (non-voting members)
- Review Process includes:
 - ✓ Technical review (to gauge viability of project concept)
 - ✓ Financial underwriting (to gauge viability of project financials)
 - ✓ Interviews with top-ranking respondents (to gauge understanding and quality partnership)

8315 E Colfax RFP Results

- Developer: Mercy Housing
- Unit Mix: 83 units, 1BR - 4 BR, 30% AMI – 80% AMI
- Community Serving Space: Early Childhood Education Care Center



Community Priorities from Listening Sessions

- Housing
 - ✓ Family-size units (3 and 4 bedrooms)
 - ✓ Very low (30% AMI) units
 - ✓ Rental and Homeownership
 - ✓ Neighborhood preference for units
- Community Serving Space
 - ✓ Grocery/fresh food market
 - ✓ Small business incubator
 - ✓ Early childhood education
 - ✓ Nonprofit shared space
 - ✓ Library, park, community garden

