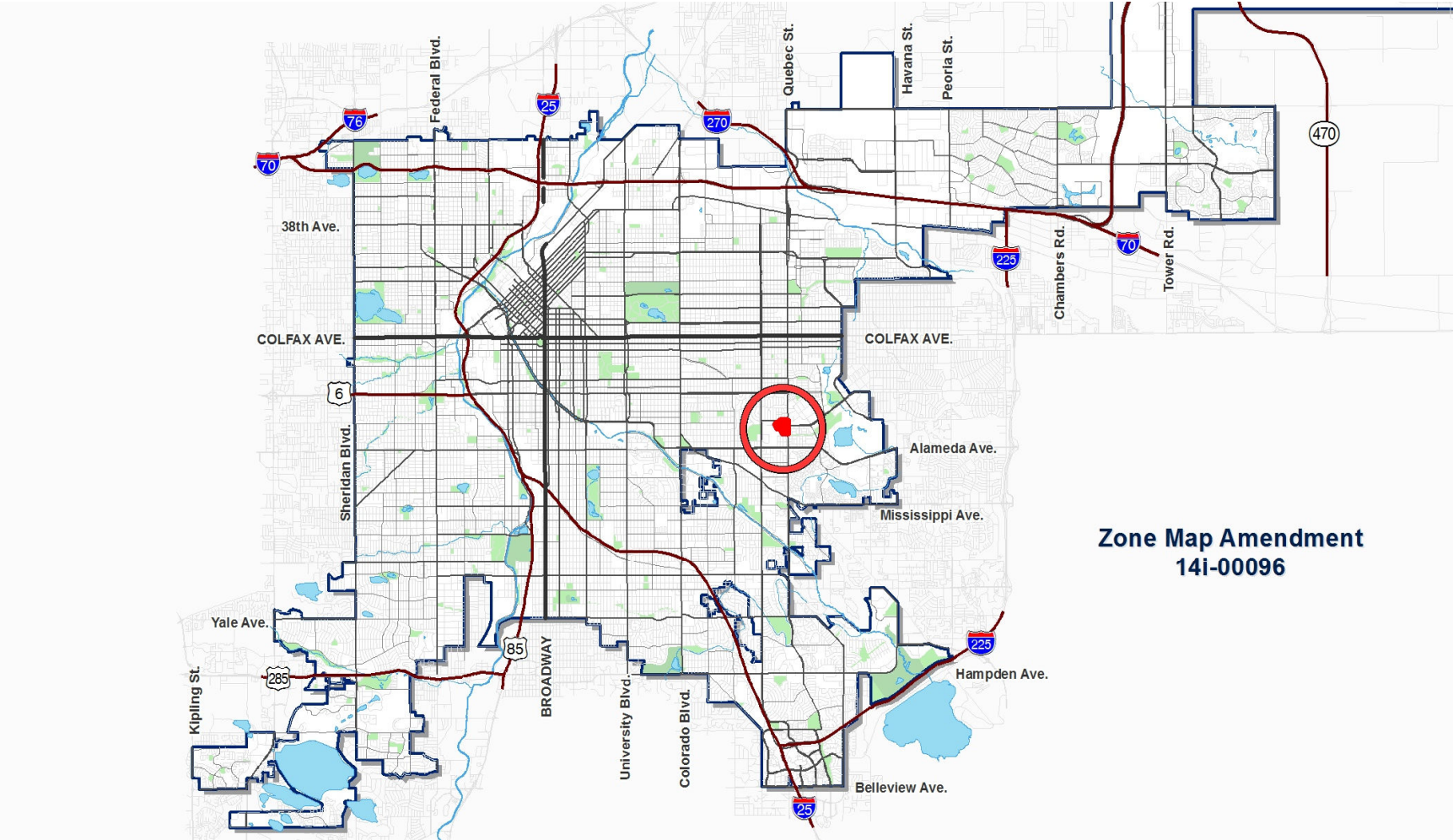
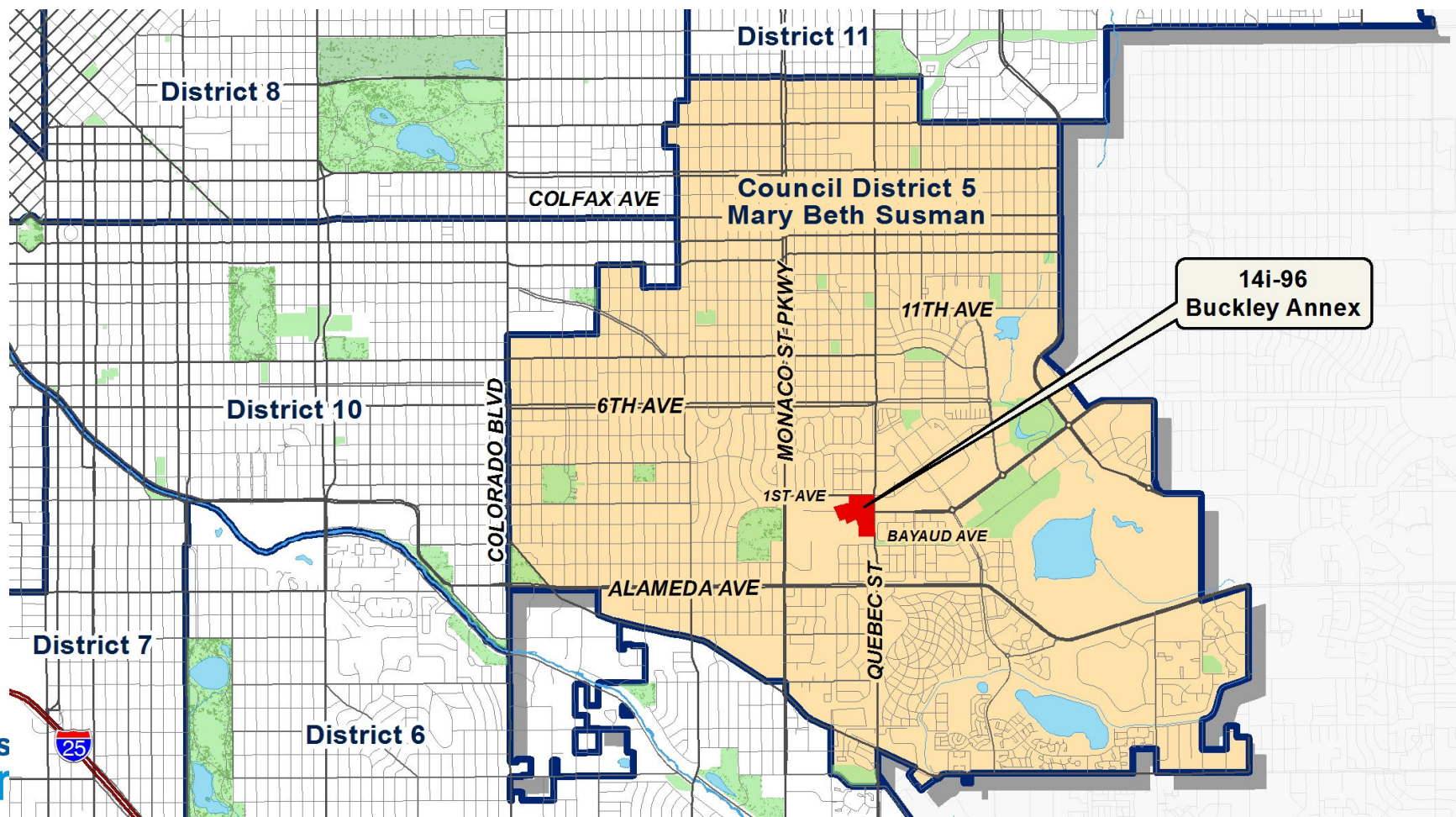


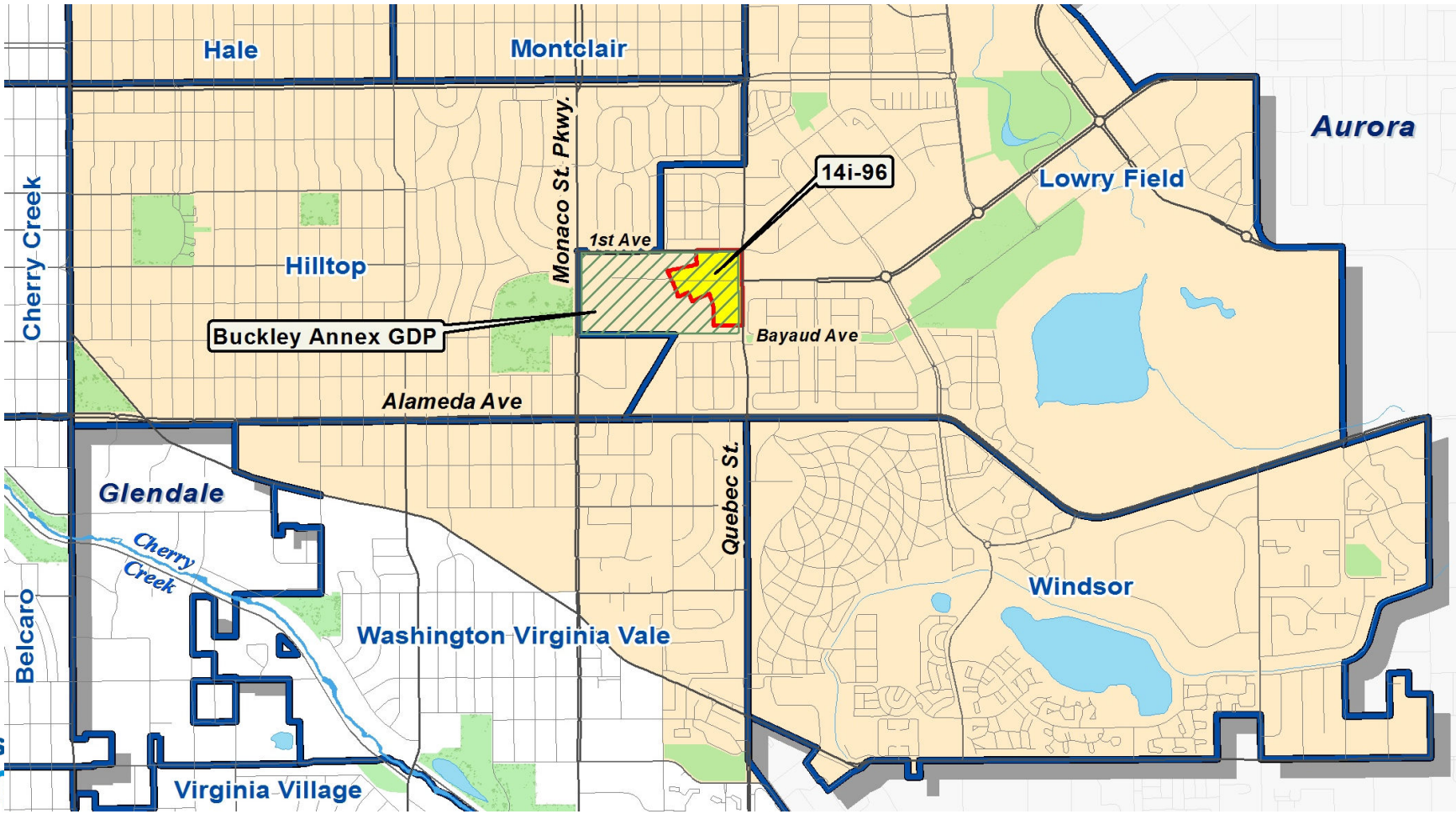
Approx. 99 Quebec Street

O-1 to C-MX-5 with Waivers (proposed)

Location O-1 to C-MX-5 with Waivers







- 1970s – 2005**
 - Home to Air Reserve Personnel Center and Denver Center of the Defense Finance and Accounting Services,
 - 3,000 (+/-) employees.

- 1993**
 - Lowry Reuse Plan created and adopted by the City
 - Air Reserve Personnel Center and Denver Center of the Defense Finance and Accounting Services shown to continue
- 2000**
 - Denver's Comprehensive Plan 2000 adopted
 - Lowry Reuse Plan re-adopted as supplement
- 2002**
 - Blueprint Denver adopted by the City

2005

- Department of Defense-Air Force announced closure

2008

- Buckley Annex Redevelopment Plan completed by LRA
- Provided framework for land use and transportation

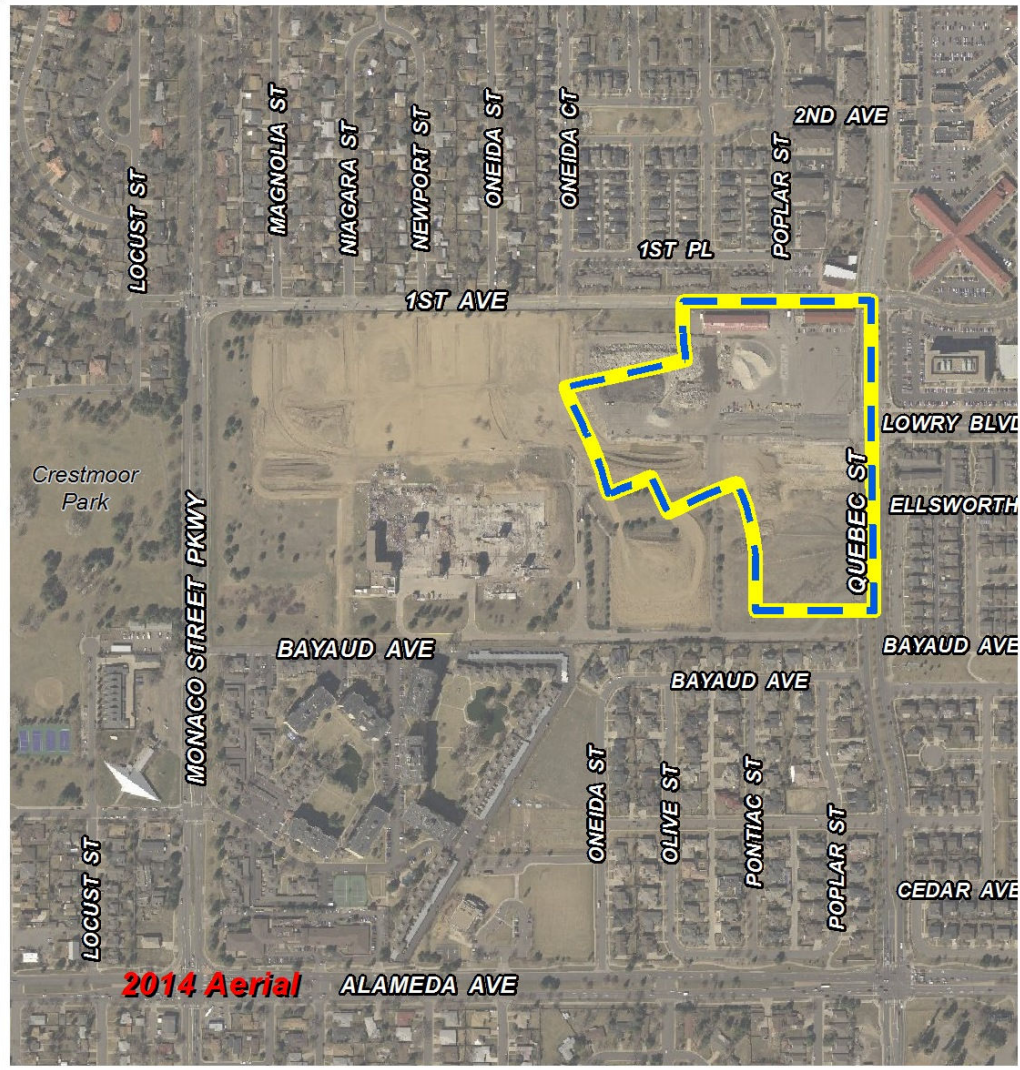
2011

2012

- Property vacated by the Air Force
- Air Force completed transfer of the property to the LRA

2013

- Buckley Annex General Development Plan approved by the City and recorded





- Property:
 - 18.047 Acres
 - Vacant with utilities and roads under construction
- Property Owner:
 - Lowry Redevelopment Authority
 - Redevelop into mixed use development
 - Requesting rezoning from O-1 to C-MX-5 with Waivers.

Former Chapter 59 zone district, carried forward to new code 'as-is'
No height maximum, except, within 175' of protected district = 75'
height

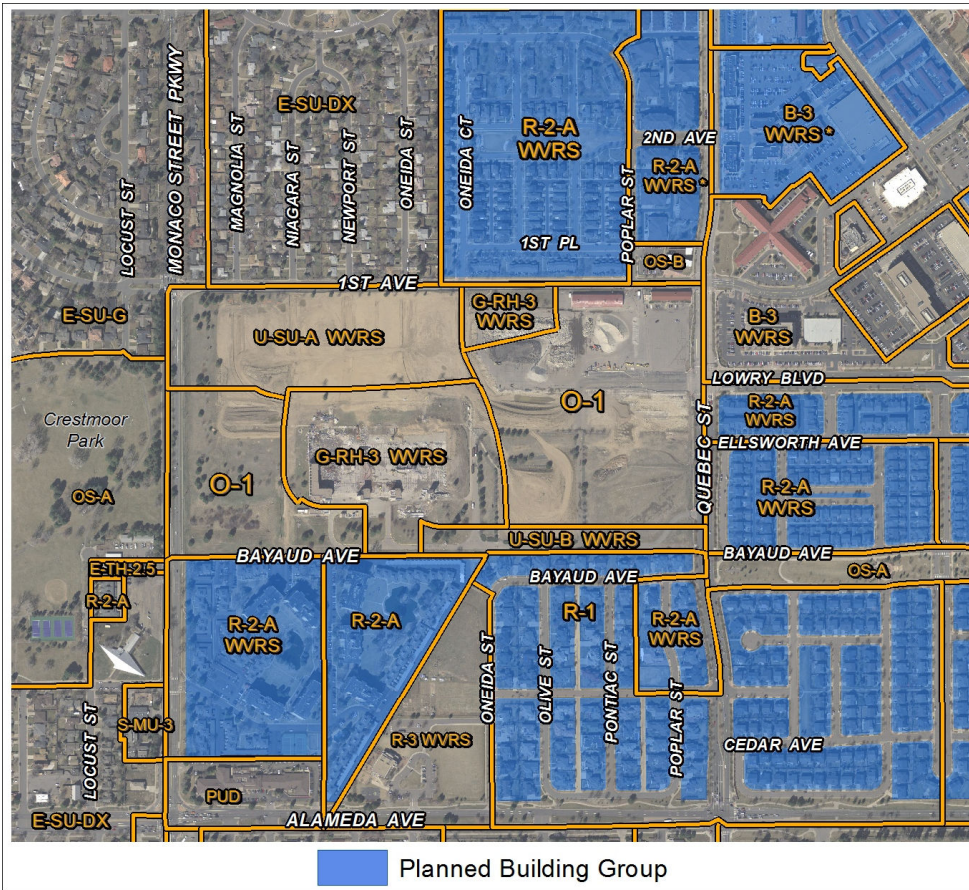
Uses:

- Civic and Public uses (e.g. correctional institution, elementary schools, library, etc)
- Only “residential” allowed is Residential Care and Shelter for the homeless
- Only “commercial” allowed outdoor arts, recreation and entertainment, parking garage,
- Industrial uses – telecommunications, wholesale trade or storage, light



- Grey = still zoned Former Chapter 59
 - R-2-A with Waivers – Multi-unit zone district
 - Planned Building Groups

Existing Context Planned Building Group



Planned Building Groups

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptors

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector mixed-use arterial and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through the context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation systems.

DENVER ZONING CODE
June 22, 2010 | Republished April 7, 2014

7.1-1



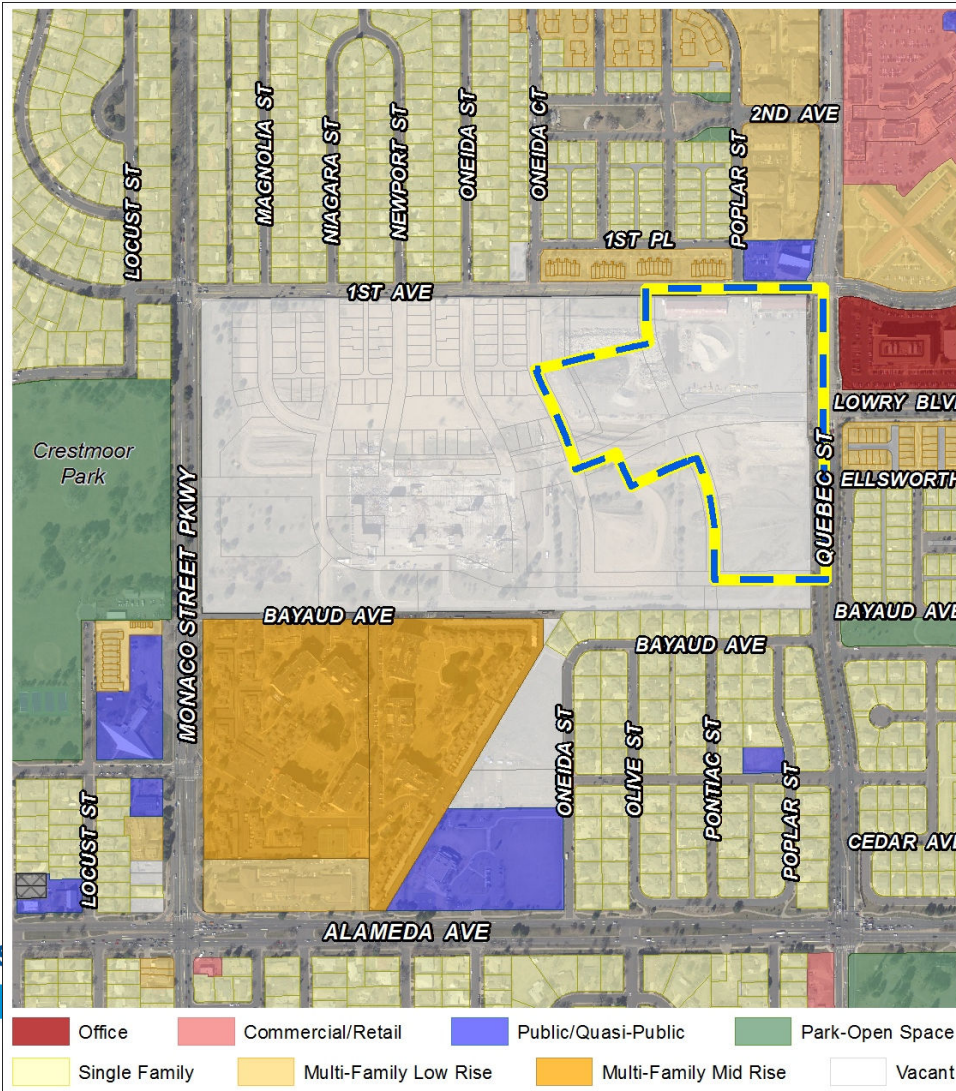
Urban Center Neighborhood Context – Mixed Use – 5 Stories
maximum height – with waivers:

- Reduce the maximum height for 1st Avenue and Quebec Street waiver areas to 45 feet and 3 stories;
- Reduce the maximum height for the remainder of the area to 65 feet and 5 stories

C-MX-5 build-to is 70% of each non-residential structure within 0-10 feet; residential only structures 0-15 feet with a ground story primary street-facing entrance and transparency requirements

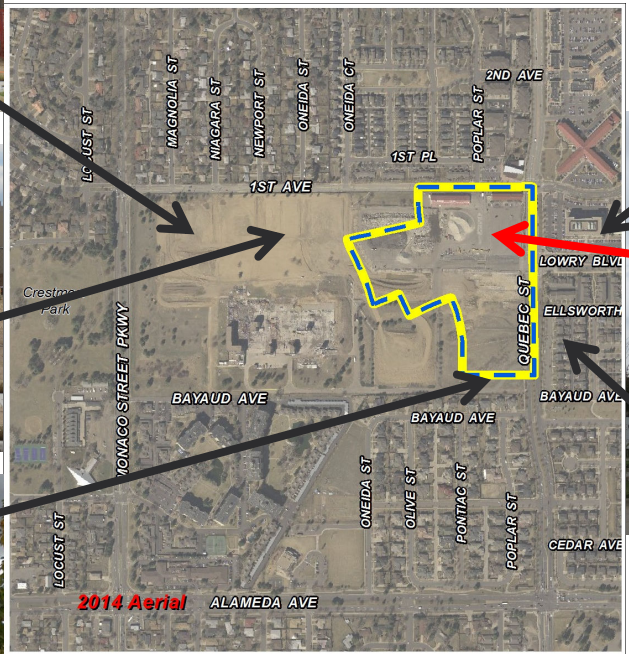
Existing Context – Zoning





- Existing Use:
 - Majority of area is vacant, small office and maintenance facility. Utilities and roads under construction.
- Surrounding Uses:
 - Office
 - Commercial
 - Multi-family
 - Single family

Existing Context – Building Form/Scale



Asset Management: Approve – No comments

Public Works – City Surveyor: Approved – No comments

Parks & Recreation: No comments

Development Services – Project Coordination: No Comments

Development Services – Transportation: No comments

Development Services – Wastewater: Approved

- Receipt of complete rezoning application - March 16, 2015
- Planning Board public hearing - April 21, 2015
- NAP Committee meeting for May 20, 2015
- City Council Public hearing for **June 29, 2015** – Will be sent June 5, 2015
- RNOs:
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation
 - Lowry Community Master Association
 - Lowry United Neighbors
 - Mayfair Park Neighborhood Association
 - Mayfair Residence Condominium Association

To date 267 public comments have been received. 68 in favor of the proposed rezoning and 197 opposed.

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

- Planning Board – Recommendation of Approval
- Neighborhoods and Planning Committee
- City Council
- Public Outreach
 - RNOs
 - Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation; Lowry Community Master Association; Lowry United Neighbors; Mayfair Park Neighborhood Association; Mayfair Residence Condominium Association
 - Notification signs posted on property

Denver Zoning Code Review Criteria

ZC Section 12.4.10.7

Consistency with Adopted Plans

1. Denver Comprehensive Plan 2000
2. Lowry Reuse Plan (1993, re-adopted 2000)
3. Blueprint Denver (2002)
4. Buckley Annex General Development Plan (2013)

Uniformity of District Regulations

Further Public Health, Safety and Welfare

ZC Section 12.4.10.8

Justifying Circumstances

Consistency with Neighborhood Context, Zone District Purpose and

Comprehensive Plan 2000

- Environmental Sustainability chapter, Objective 4 The Environment and the Community, Strategy 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”* (p. 41).
- Land Use chapter, Objective 3 Residential Neighborhoods and Business Centers, 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 (p. 60)..
- Denver’s Legacies chapter, Objective 3 Compact Urban Development, Strategy 3-A: *“Identify areas in which increased density and new uses are desirable and can be accommodated”* (p. 90).
- Neighborhoods chapter, Objective 1 A, A City of Neighborhoods, Strategy 1-E: *Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks* (p. 150).



Blueprint Denver (2002)

- Land Use Concept:
 - Employment
 - (designated prior to the closure of the air force offices)
 - Area of Change
 - “these large vacant development sites offer the potential to create new neighborhoods that embody the best characteristics of Denver’s traditional residential areas”

Blueprint Denver (2002)

- Street Classification:
 - 1st Avenue – Residential Collector, provide a balance between mobility and land access
 - Quebec Street – Residential Arterial emphasize mobility over access



Lowry Reuse Plan (1993, 2000)

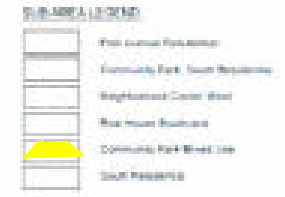
- **Did not anticipate a change in use of the subject property from the Air Force uses**
 - **2005, the Air Force announced that it would be closing these facilities**
 - **Since the Lowry Reuse Plan did not anticipate any uses other than Air Force uses, it offers little guidance to the changed circumstances now present at the site.**

Rockley Annex General Development Plan

Community Park Mixed-Use Center Subarea

Mixed Use, (Residential, Retail, Office, Civic)

- Ground floor active uses, maximum 5 stories with 3 stories on 1st Avenue and Quebec Street; pedestrian entrances along Lowry Blvd & Pontiac Street



NOTE:

1. Individual parcels will be designed in accordance with Lowry Design Guidelines and applicable zoning required.
2. Lowry Blvd shall be a Primary Street for purposes of zoning. All other Primary Streets required by zoning are determined in the Development Plan.

Consistency with Neighborhood Context and Zone District Propose and Intent

Neighborhood Context: The requested C-MX-5 zone district with waivers is within the Urban Center Neighborhood Context. This neighborhood context is generally **characterized by multi-unit residential and mixed-use commercial strips and commercial centers** (DZC, Division 7.1). In this context **multi-unit residential uses are located along residential collectors, mixed use arterial and local streets**. The context normally consists of a regular pattern of blocks shaped by a **grid street pattern, detached sidewalks**, and the presences of alleys. **Buildings typically have consistent orientation and setbacks**. There is a **high level of pedestrian and bicycle use** with an access to the multi-modal transportation system.

Consistency with Neighborhood Context and Zone District Purpose and Intent

Zone District General Purpose: Mixed use zone districts within this neighborhood context **promote safe, active pedestrian-scaled, diverse areas**. The zone districts are **intended to enhance the convenience, ease and enjoyment of walking, shopping and public gathering** within the new neighborhood and to **ensure the new development contributes positively to established neighborhoods, and improves the transition between commercial development and adjacent residential neighborhoods**.

Zone District Specific Intent: Specifically, the **C-MX-5 zone district applies to areas served primarily by collector and arterial streets** where a building scale of 1-5 stories is desired.

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 Buckley Annex General Development 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 (DZC 12.4.10.8.A.4)
 - CPD find this criteria is met because the change or changing condition in this case is the closure of the Air Force facilities at Buckley Annex in 2011, and the subsequent sale of the property by the Department of Defense-Air Force to the Lowry Redevelopment Authority (“LRA”) in 2012 for redevelopment.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

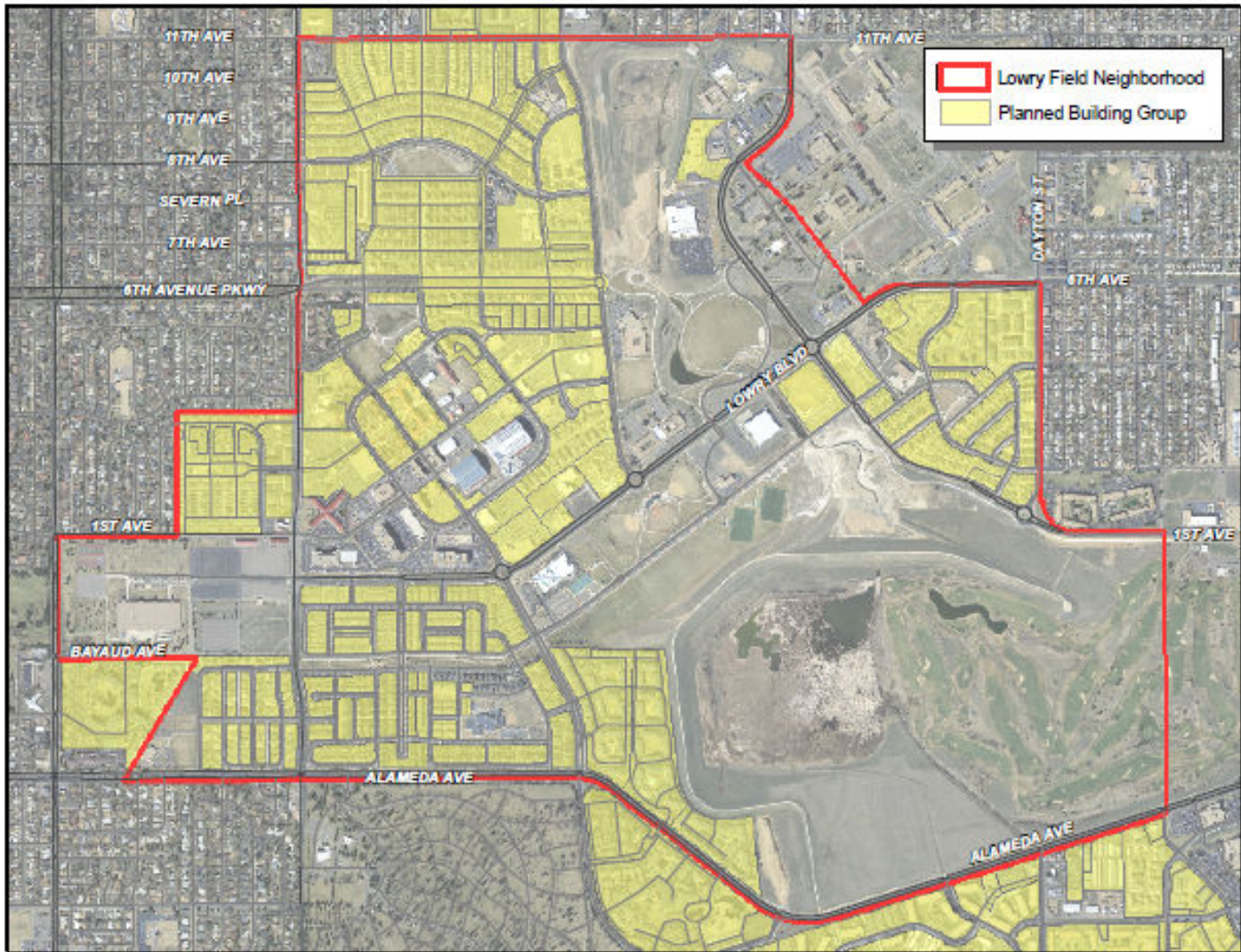
Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

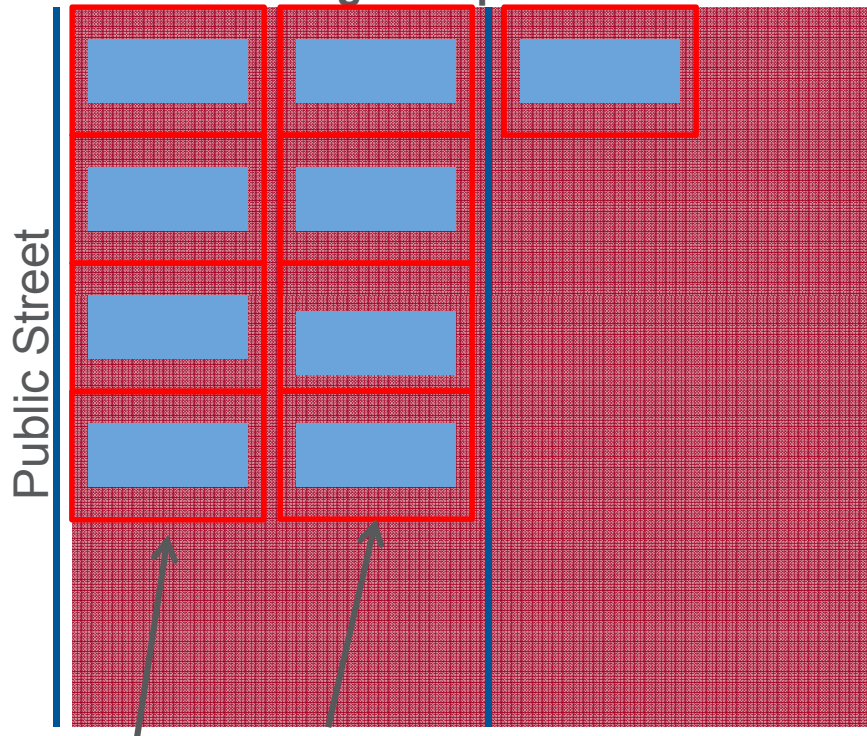
CPD recommends approval, based on finding all review criteria have been met

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

Lowry Planned Building Group

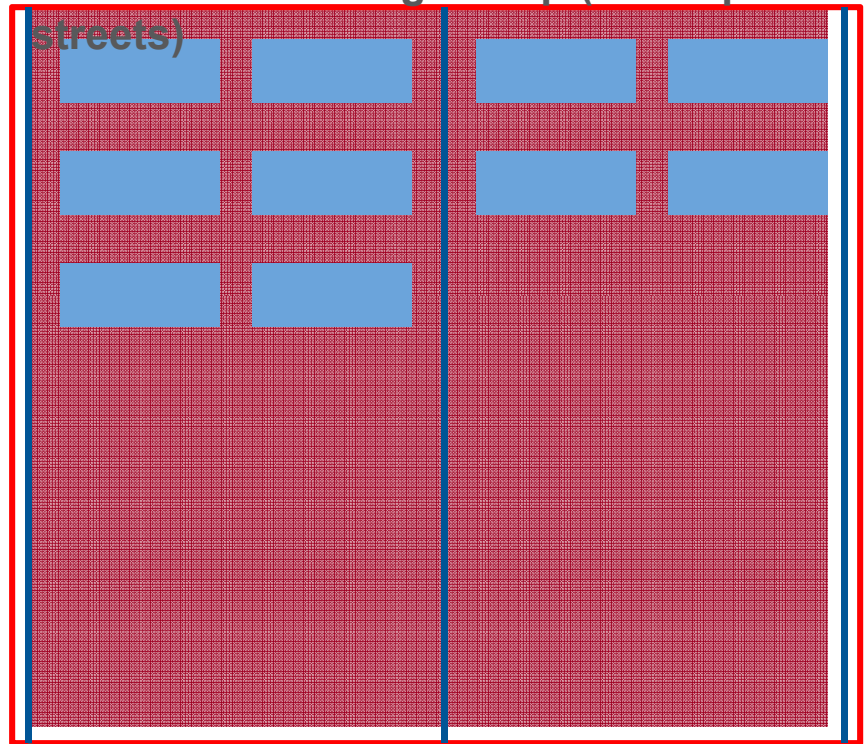


Development without a Planned Building Group



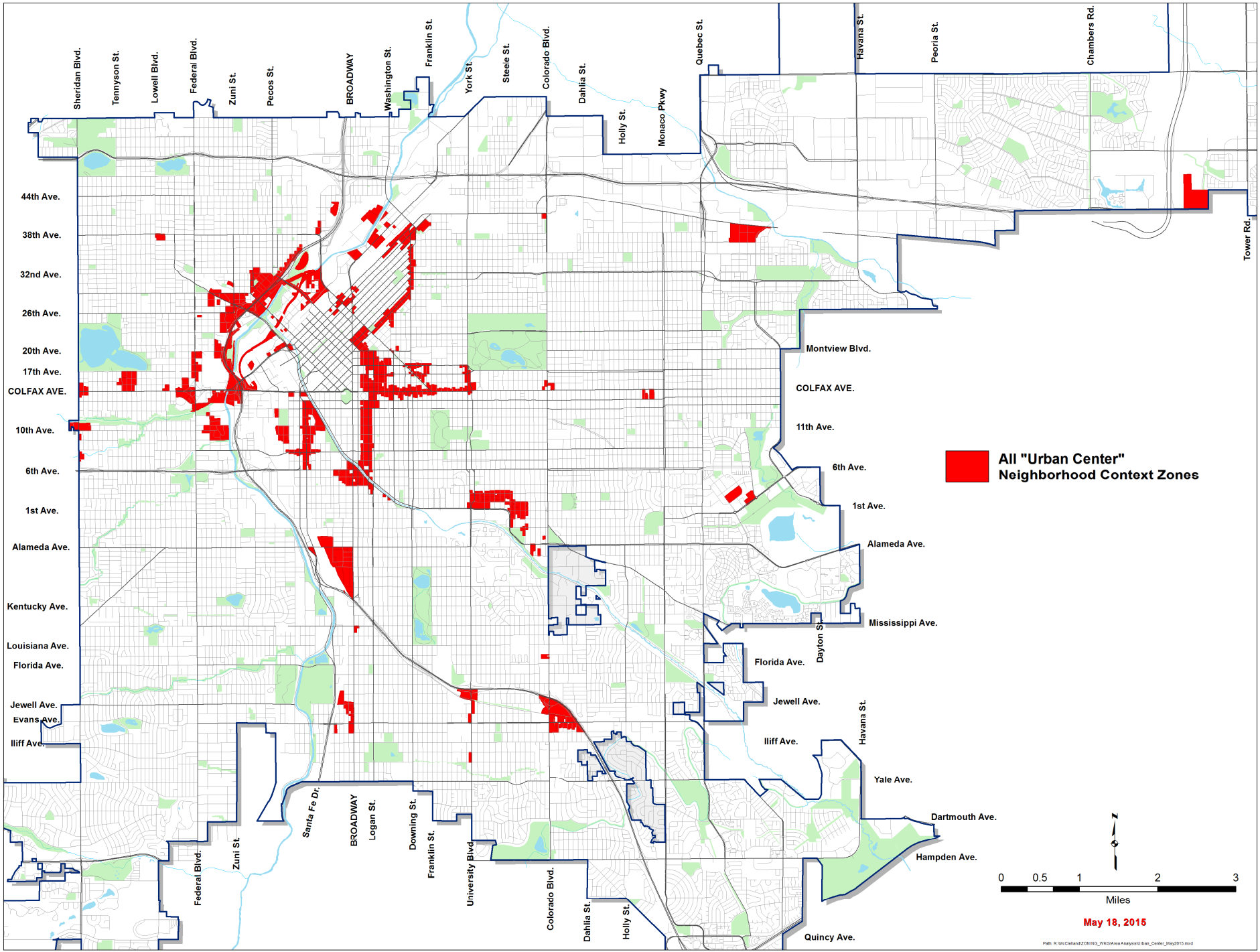
Each house has a zone lot

Development with a Planned Building Group (note: private streets)

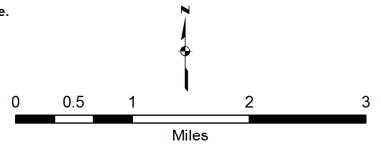


One large zone lot with multiple houses

Setbacks and Bulk Plane are measured from the red lines



All "Urban Center" Neighborhood Context Zones



May 18, 2015

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