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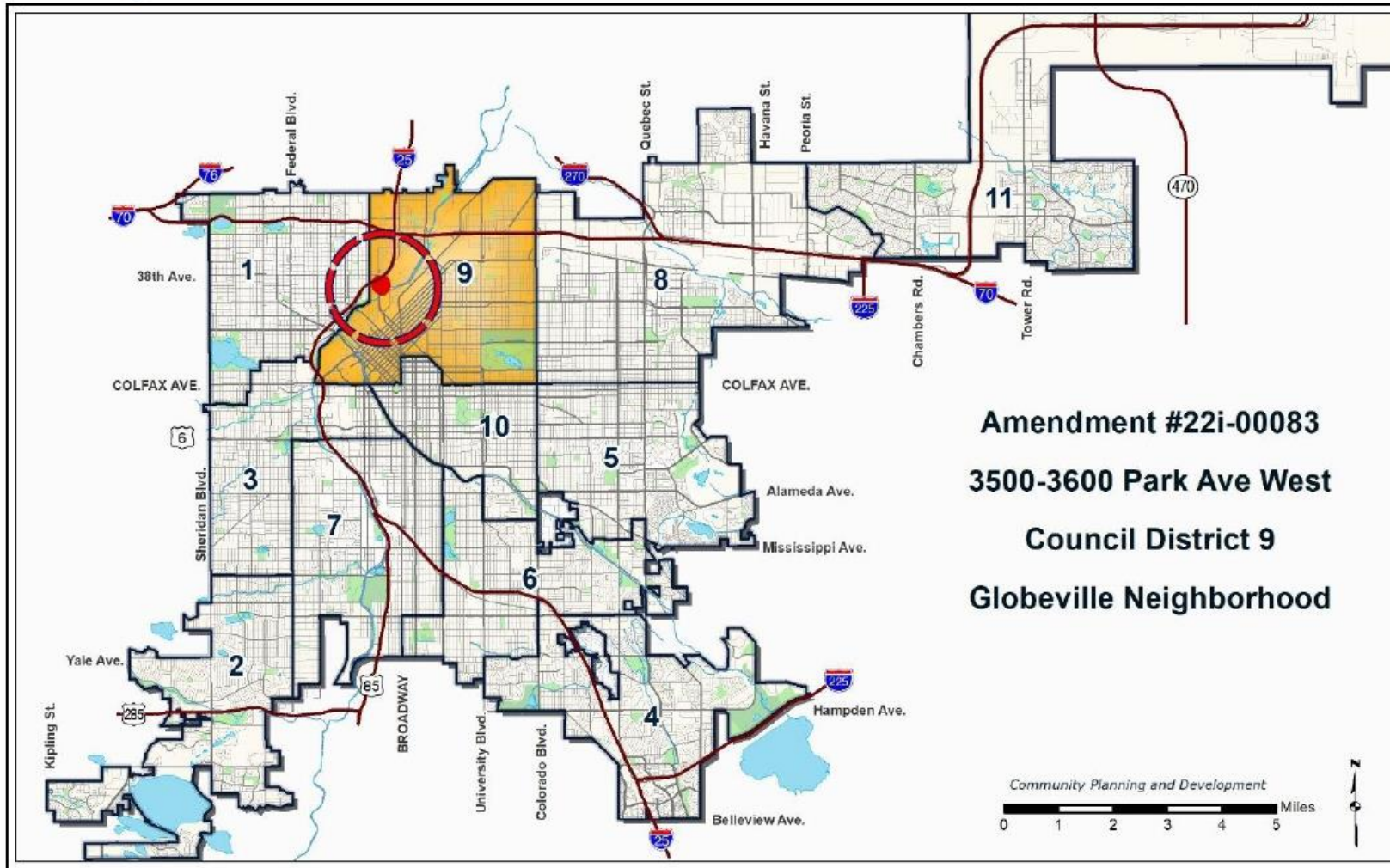
# 3500 & 3600 Park Avenue West

2022I-00083

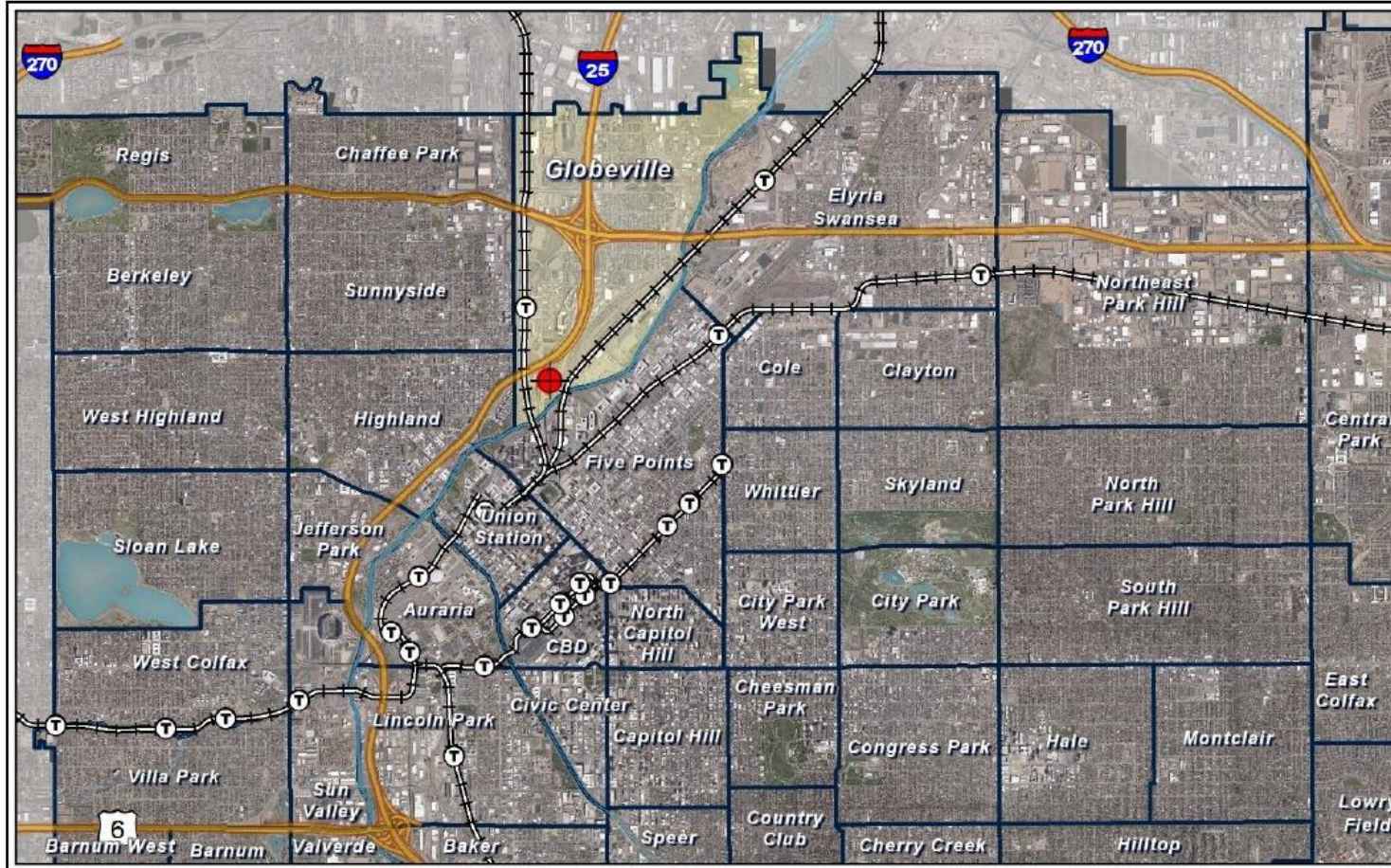
Request: I-B UO-2 to C-MX-8

City Council Date: 11/14/2022

# Council District 9: Councilmember CdeBaca



# Globeville Neighborhood

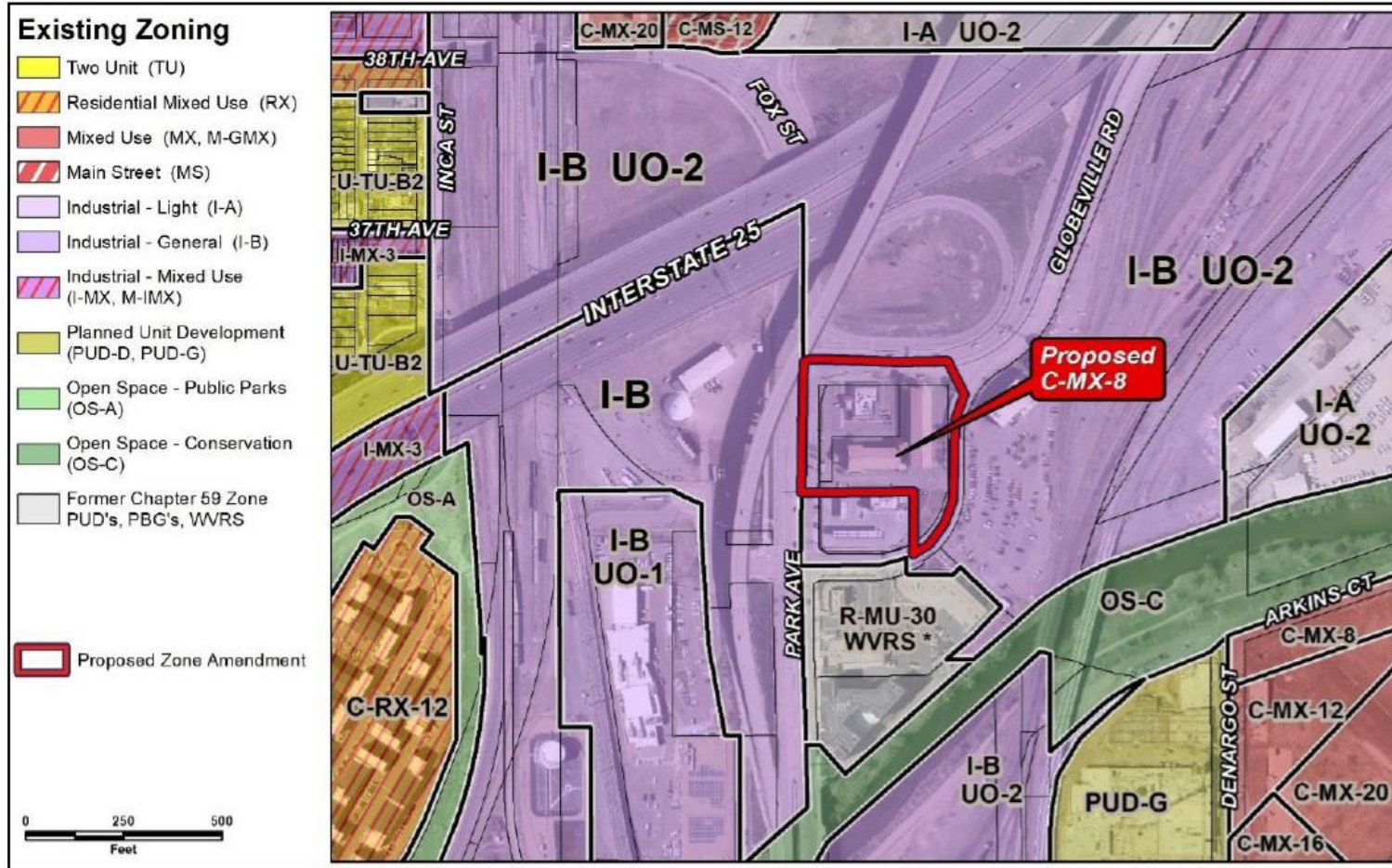


# Request: C-MX-8



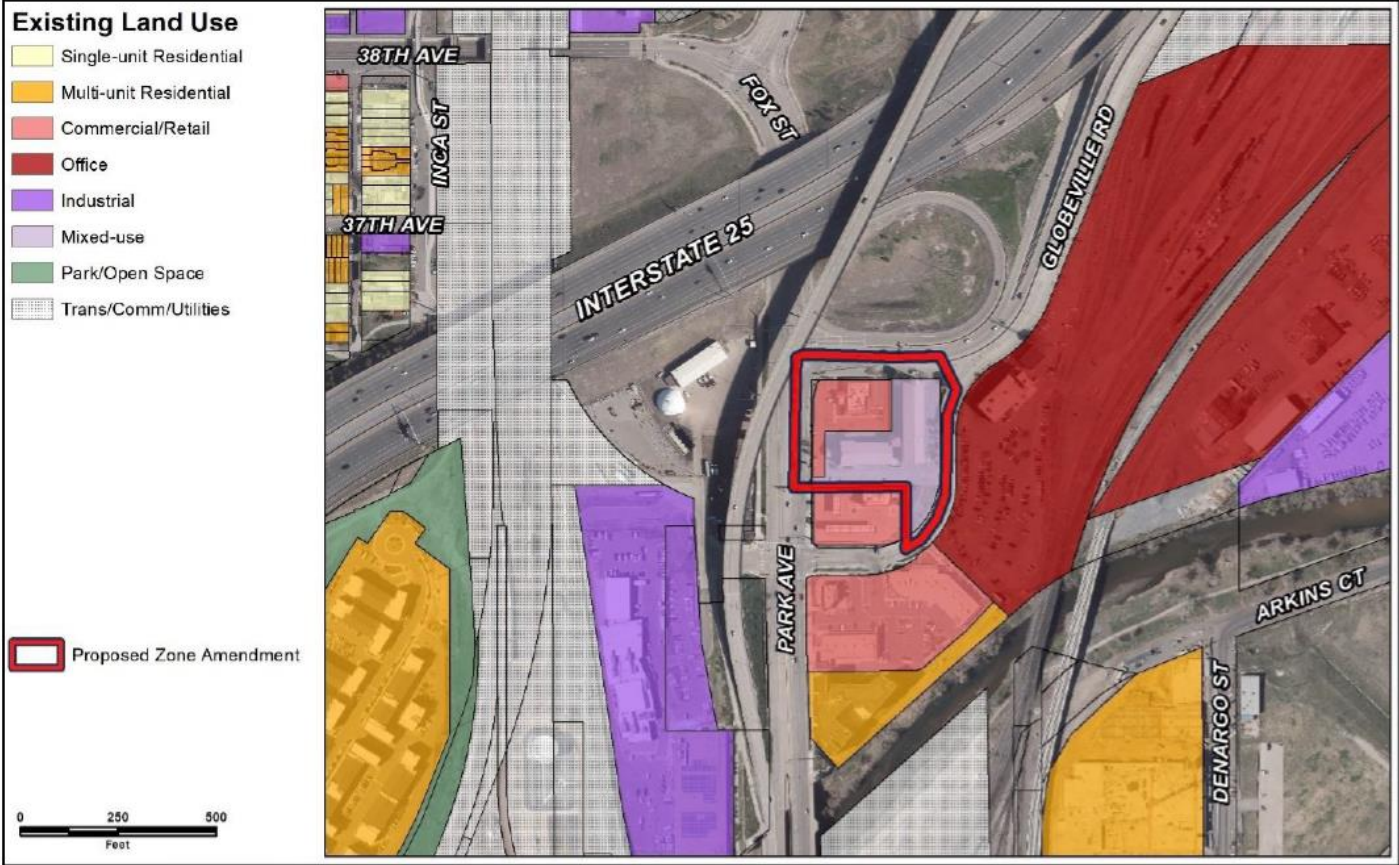
- Location
  - Approx. 97,400 square feet or 2.24 acres
  - La Quinta Inn and the Old West Pancake House Restaurant
- Proposal
  - Rezoning from I-B to C-MX-8
  - Allows Town House, Drive Thru Services, Drive Thru Restaurant, General, and Shopfront building forms
  - Max. building height 110'

# Existing Zoning: I-B UO-2



- Current Zoning:
  - I-B UO-2
    - Allows General and Industrial building forms
    - Maximum Floor Area Ratio: 2.0
    - Not Retaining the UO-2

# Existing Land Use

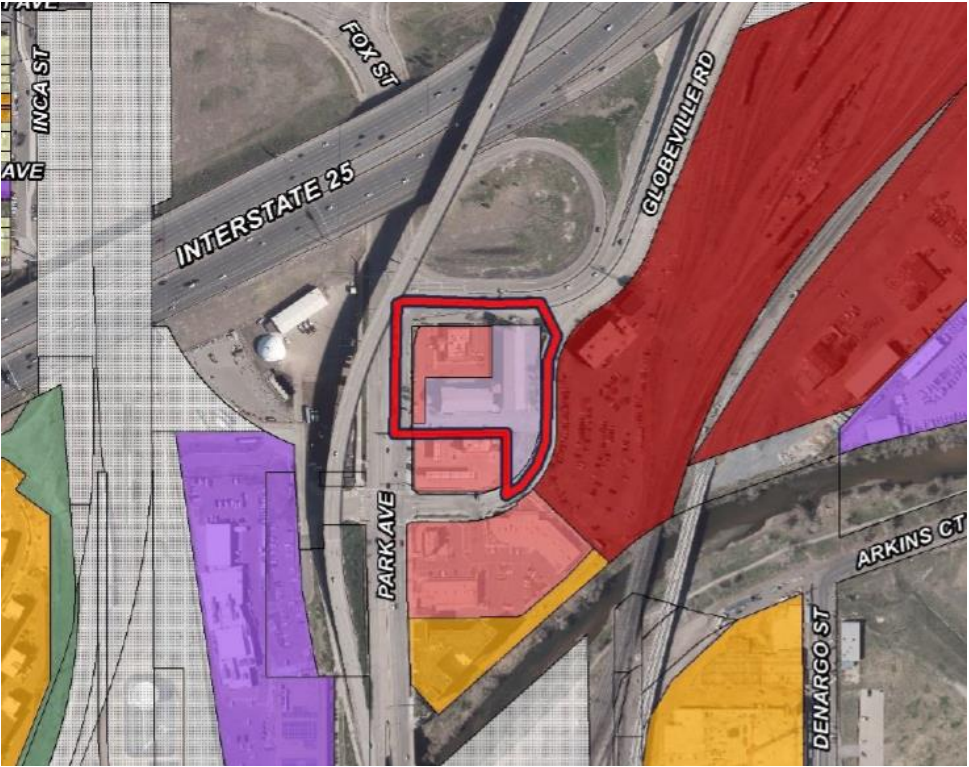


Land Use: Commercial/Retail and Mixed-Use

### Surrounding Land Uses:

- Office
- Single/Two Unit Residential
- Multi Unit Residential
- Commercial/Retail
- Industrial

# Existing Building Form/Scale

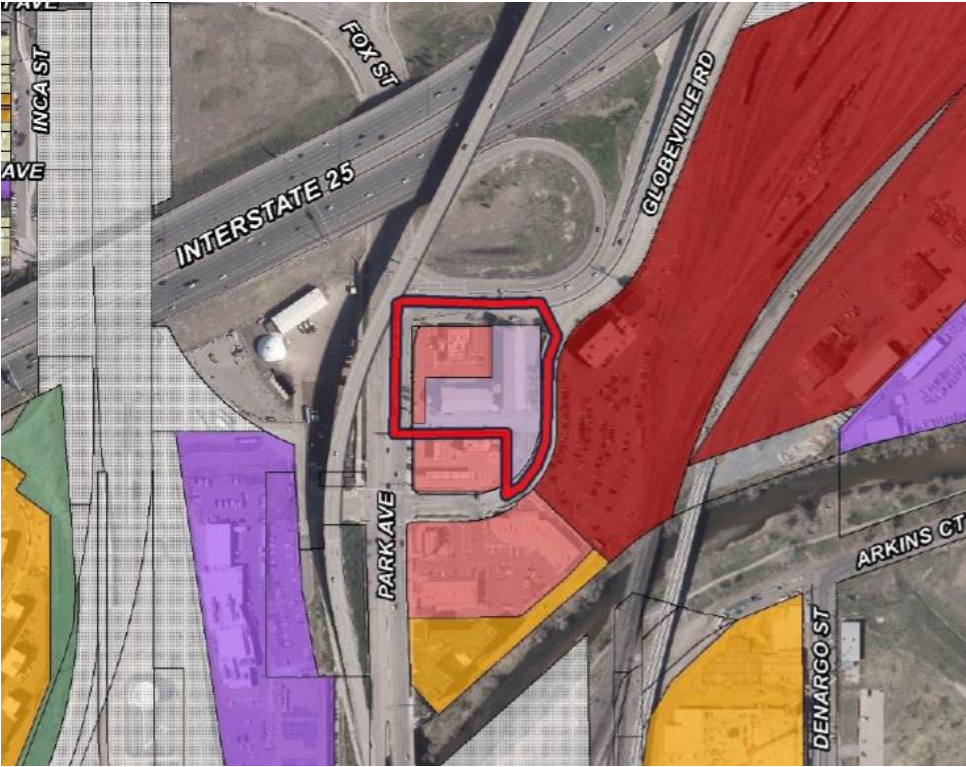


View of the subject properties, looking east.



View of the properties to the south of the subject properties, looking east.

# Existing Building Form/Scale



View of the Interstate 25 on/off ramps to the north of the subject properties, looking east.



View of the Denver Police Department Training Facility to the west across Park Avenue West, looking west.



# Process

- Informational Notice: 8/10/22
- Planning Board Notice Posted: 9/6/22
- Planning Board Public Hearing : 9/21/22 (passed unanimously)
- LUTI Committee: 10/4/22
- City Council Public Hearing: 11/14/22
- Public Comment
  - To date, staff has received two letters of support from the Denver North Business Association RNO and RINO Art District RNO.

# 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)*
- *Central Platte Valley Comprehensive Plan Amendment (1991)*

### 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

# Consistency with Adopted Plans: *Comprehensive Plan 2040*

## Equity

- Equitable, Accessible and Inclusive Goal 1 Strategy A – Increase the development of housing units close to transit and mixed-use developments (p. 28).
- 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 (pg. 28).

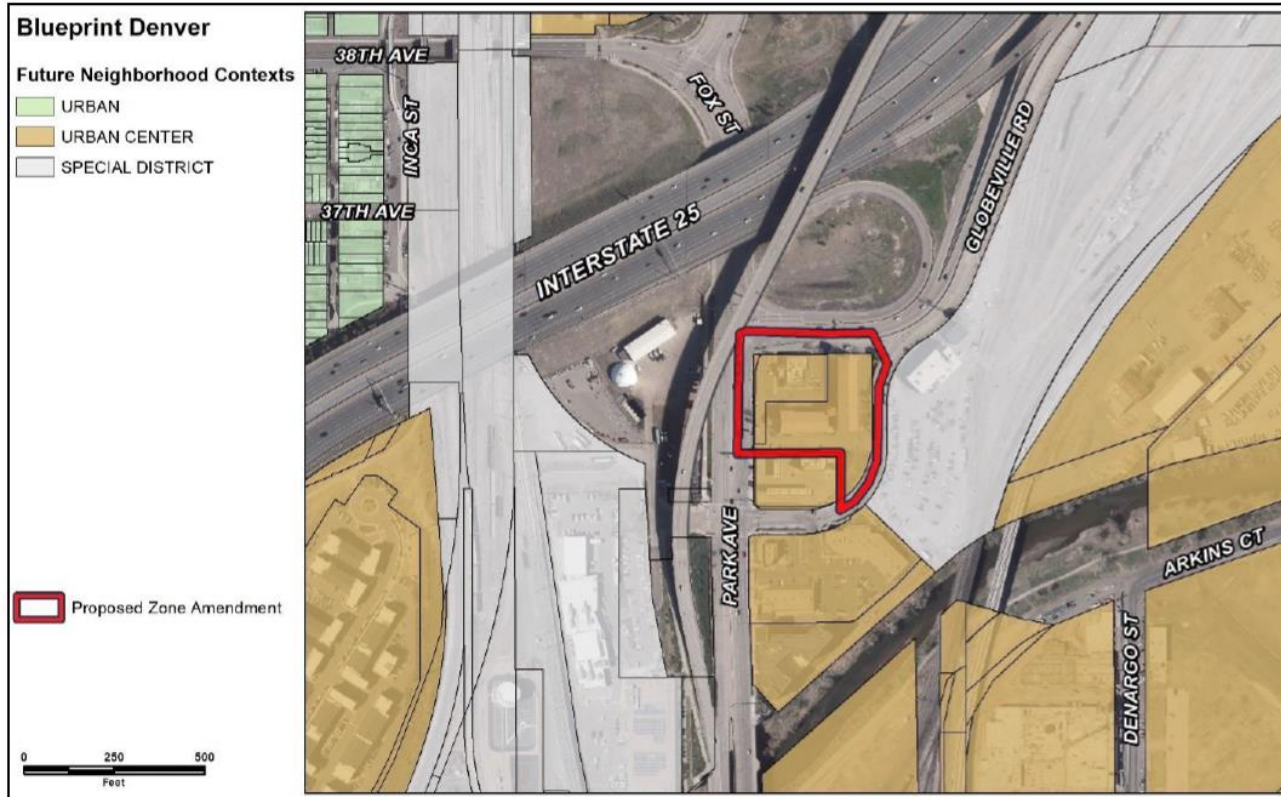


## Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).



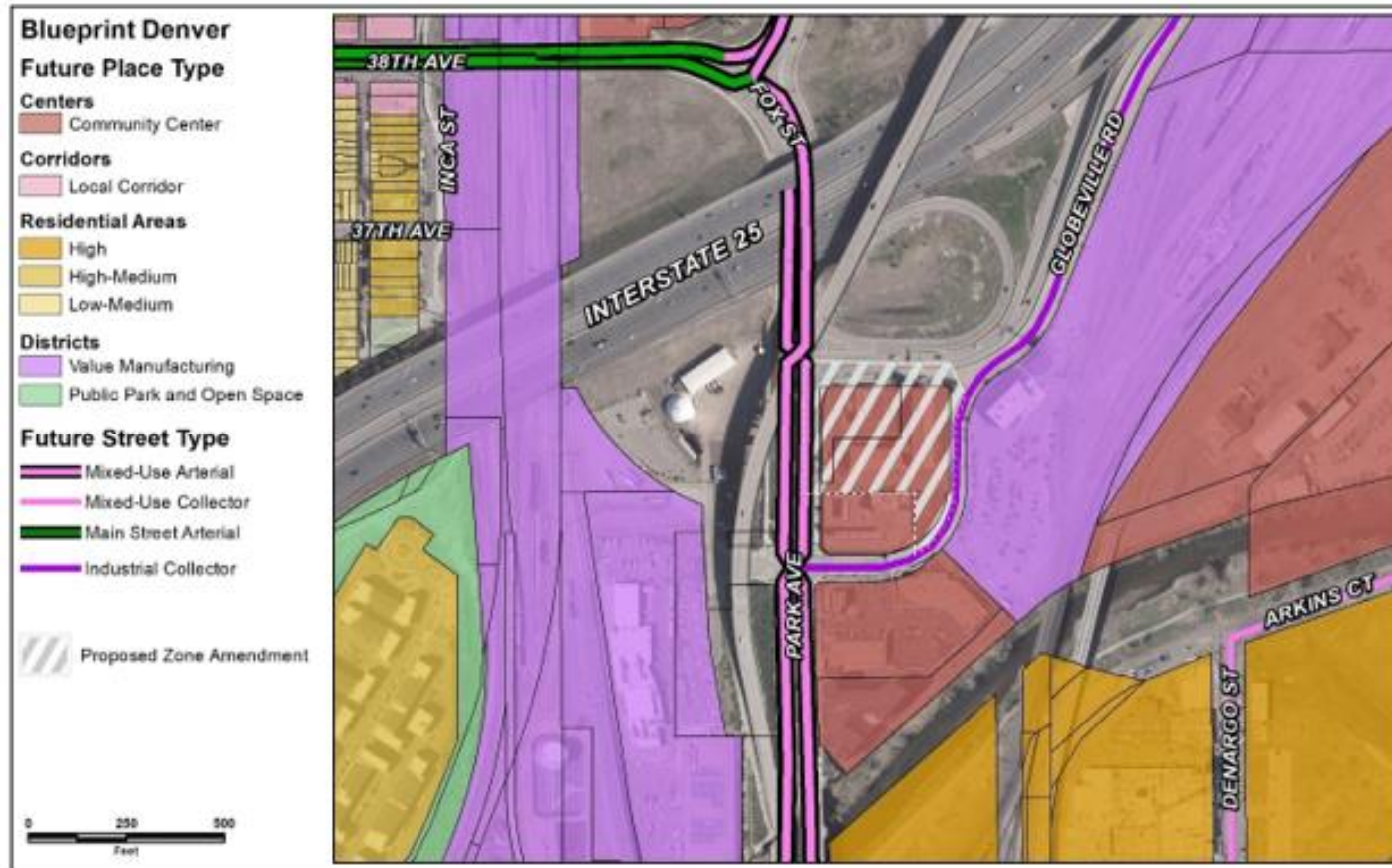
# Consistency with Adopted Plans: *Blueprint Denver 2019*



## Future Context – Urban Center

- The Urban Center neighborhood context “A high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms” (p. 137).
- The intent of the proposed C-MX-8 district is to “promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge” (DZC, Section 7).

# Consistency with Adopted Plans: *Blueprint Denver 2019*



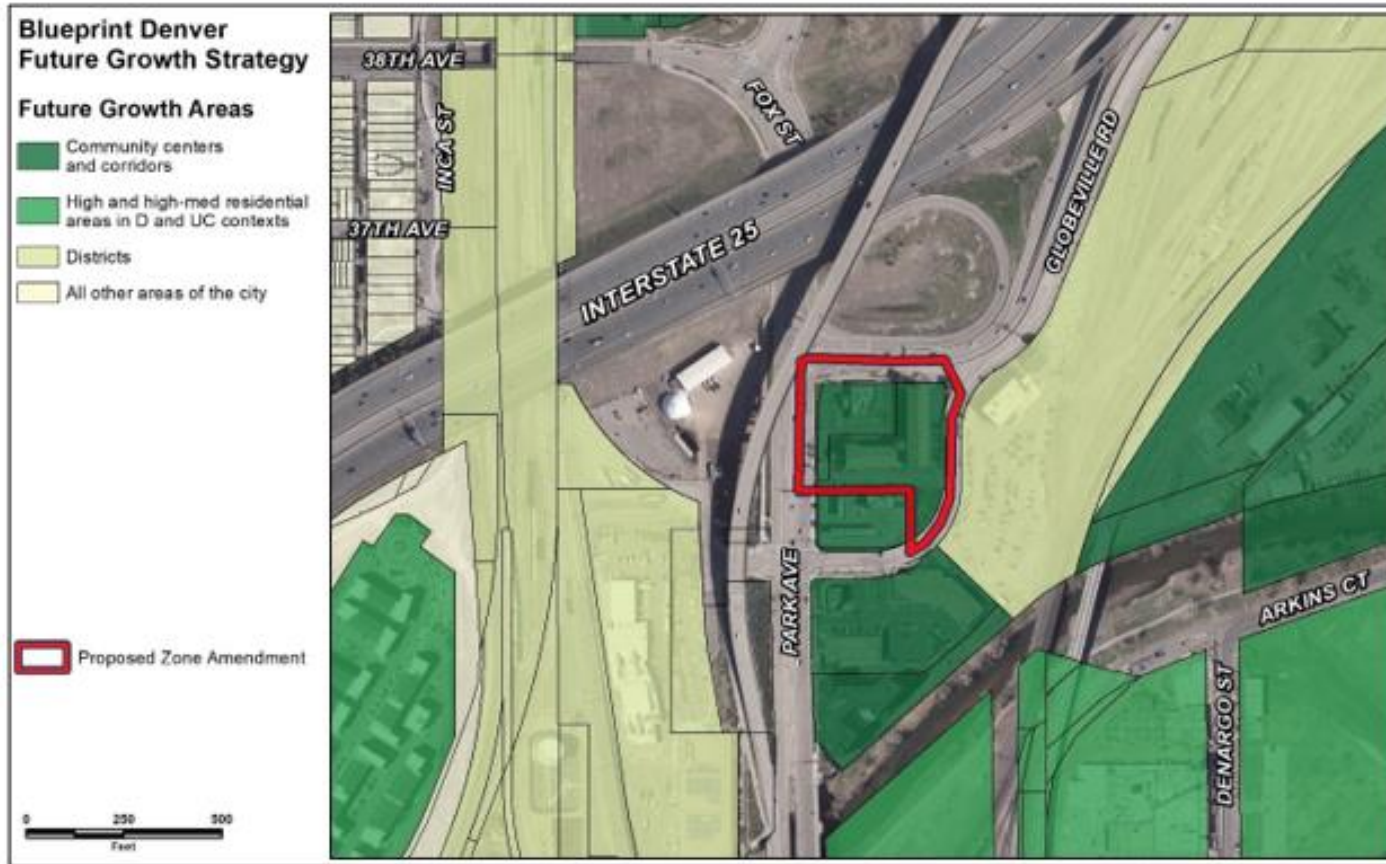
## Future Place – Community Center

- A balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses.
- Buildings are, mid-scale but vary by context and surrounding character. Buildings often orient to the street or other public spaces

## Future Street Type

- Park Avenue– Mixed-Use Arterial: contain a varied mix of uses including retail, office, residential and restaurants

# Consistency with Adopted Plans: *Blueprint Denver 2019*



## Growth Areas Strategy – Community Centers & Corridors

- Anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

# EQUITY ANALYSIS

## Blueprint Denver Contains Three Major Equity Concepts

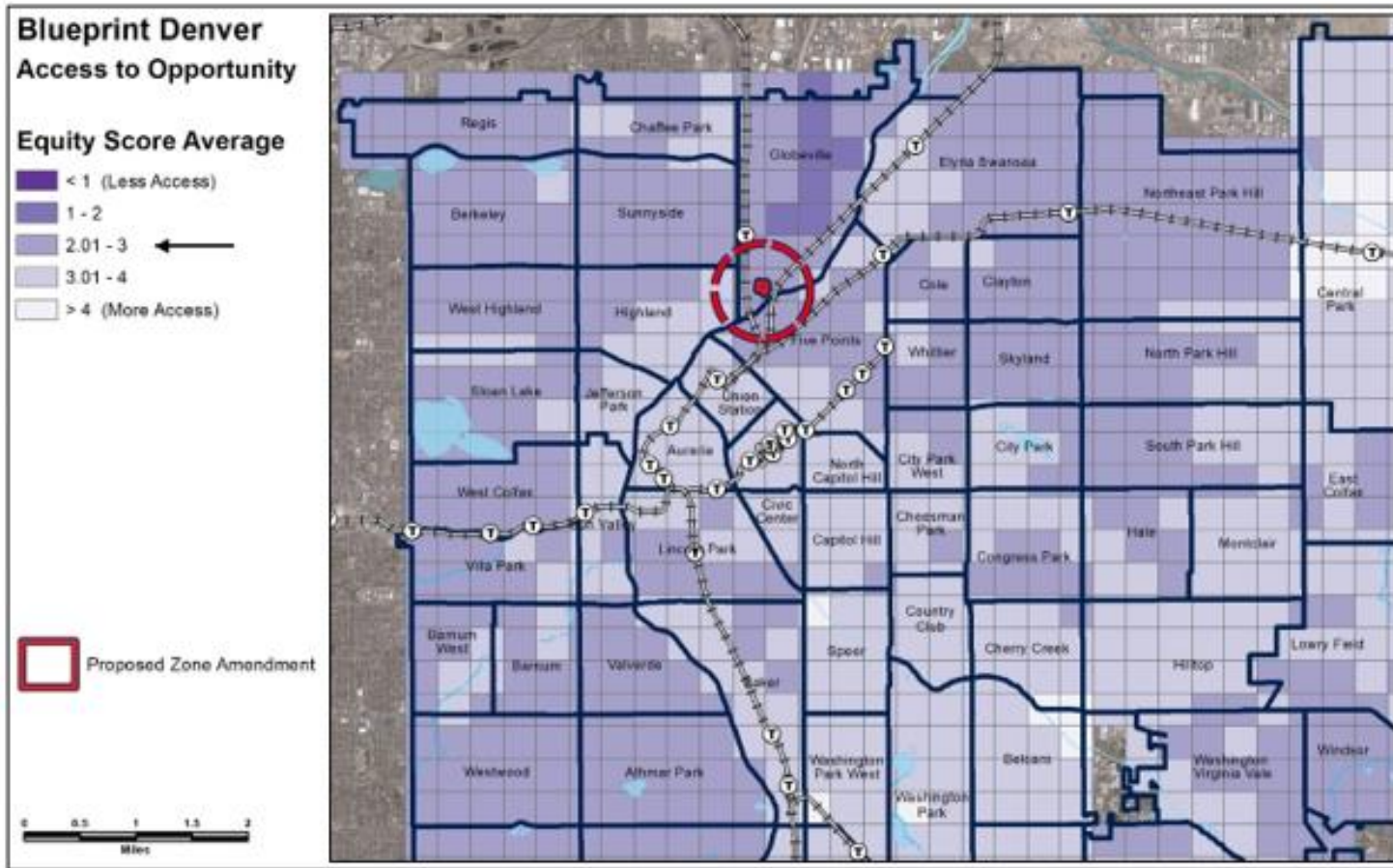
- Integrating these concepts into planning and implementation will help to create a more equitable Denver.





# Consistency With Adopted Plans

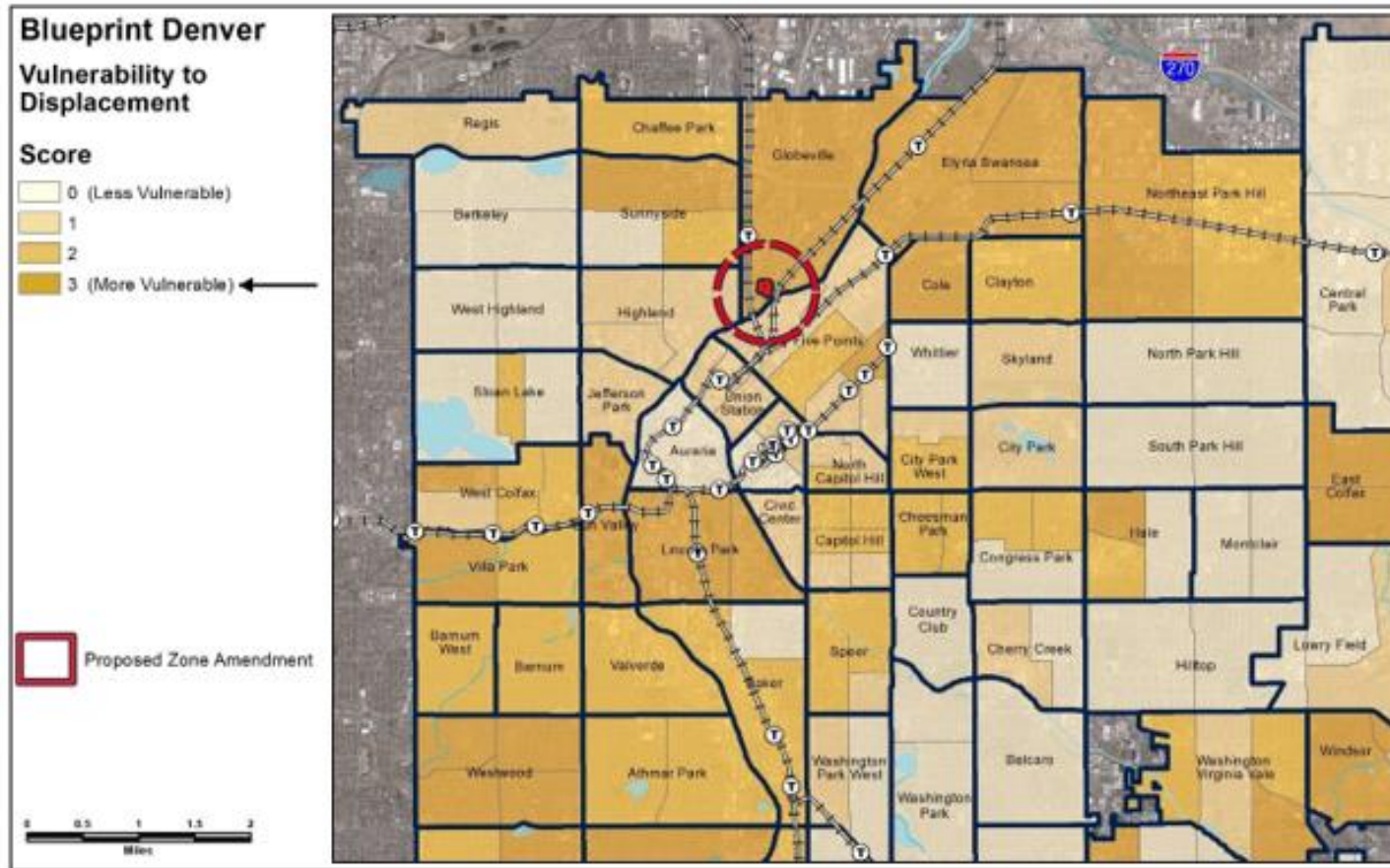
## Blueprint Denver (2019) - Access to Opportunity



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

# Consistency With Adopted Plans

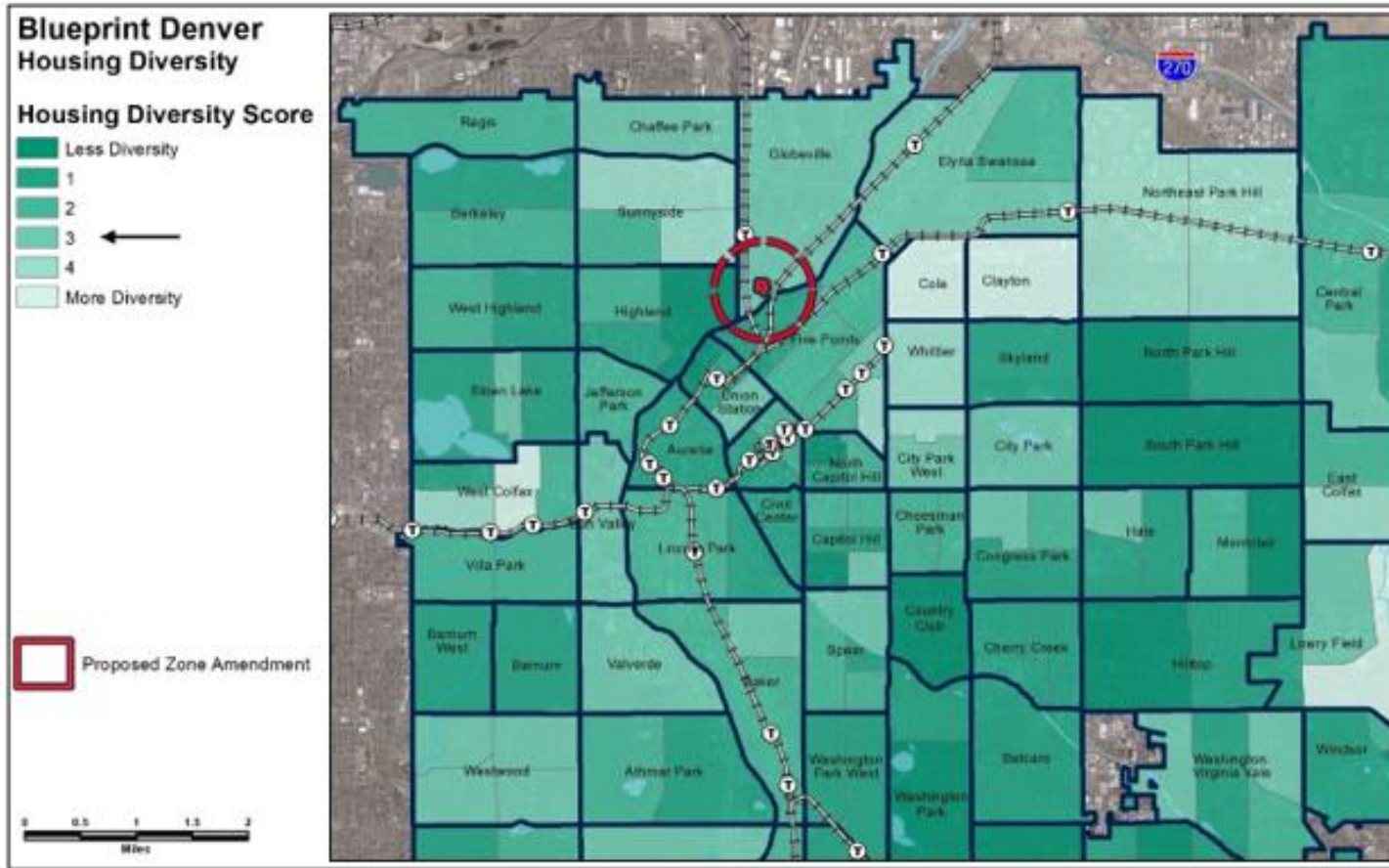
## Blueprint Denver (2019) - Vulnerability to Involuntary Displacement



- 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

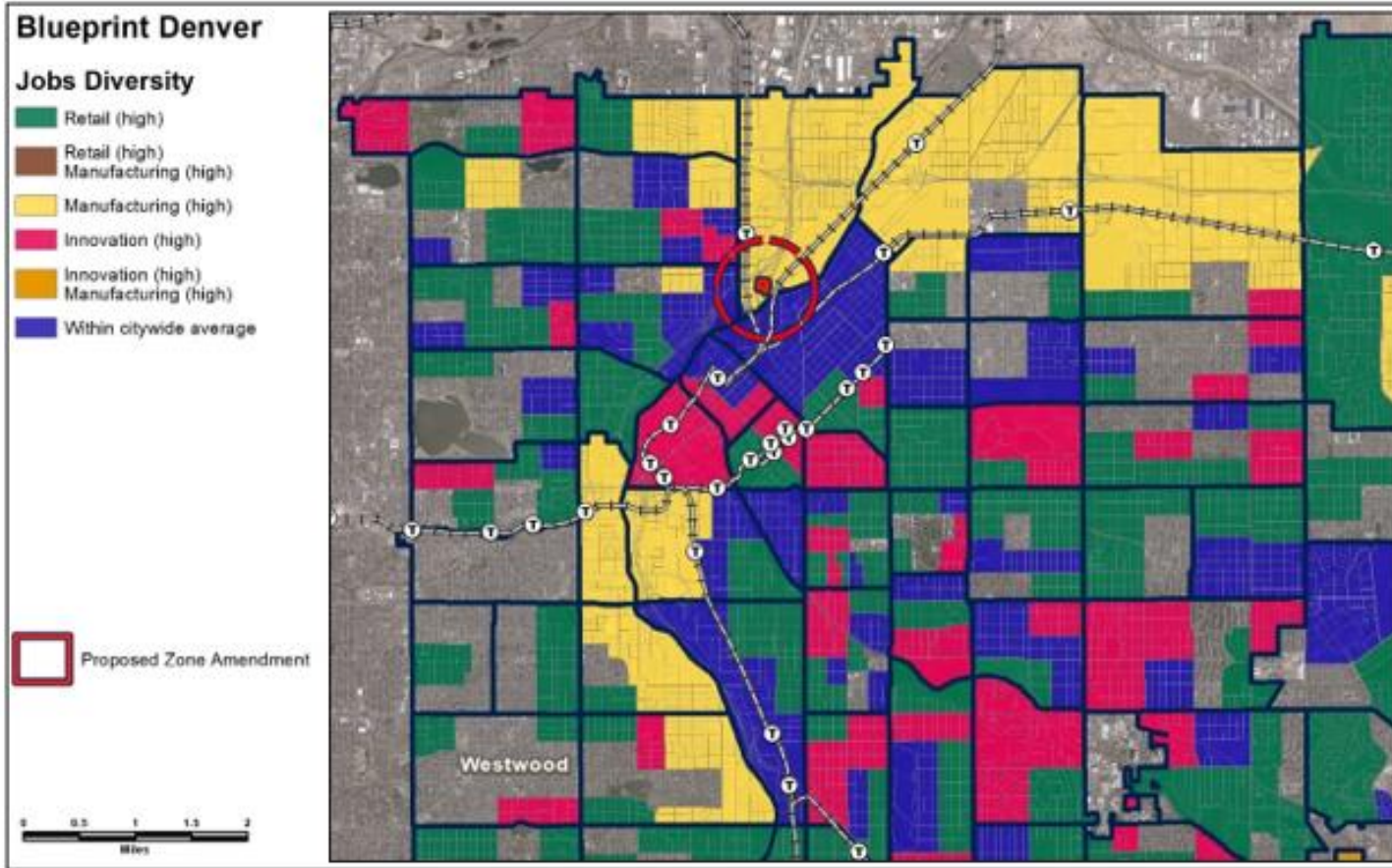
## Blueprint Denver (2019) - Housing Diversity



- 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 4,356 with 5.29 jobs per acre.
- Manufacturing Jobs is significantly higher than city wide average of 10.7%

# Consistency with Adopted Plans: *Globeville Neighborhood Plan*



## Land Use

### Mixed Use

- “These areas have both a sizable employment base as well as a variety of mid to high-density housing options. Intensity is higher in mixed-use areas than in predominantly residential areas. Land uses may be, but are not necessarily, mixed in each building, development, or block. Pedestrian access is important within these areas, with residential and non-residential uses always within short walking distance of one another” (p. 30):

# Consistency with Adopted Plans: *Globeville Neighborhood Plan*



## Building Heights

- 8 stories

# Consistency with Adopted Plans:

## *Central Platte Valley Comprehensive Plan Amendment (1991)*

Flex Areas allow for mid-rise buildings where development can be “next to elevated roadways to allow a greater proportion of the building to be above the street (p.76).”

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

### 3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides new housing in an area vulnerable to displacement

### 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Changed or changing conditions in a particular area, or in the city generally; or,
  - A City adopted plan:
    - *Blueprint Denver (2019)*
    - *Globeville Neighborhood Plan (2014)*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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
  - Urban Center Neighborhood Context primarily consists of mix of multi-unit residential, commercial, office, civic, institutional, and entertainment uses in large buildings containing one or more uses
  - Multi-unit residential and commercial uses are located along local streets, arterials, and main streets
  - Mixed-use districts promote safe, active, and pedestrian-scaled diverse areas

# 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