

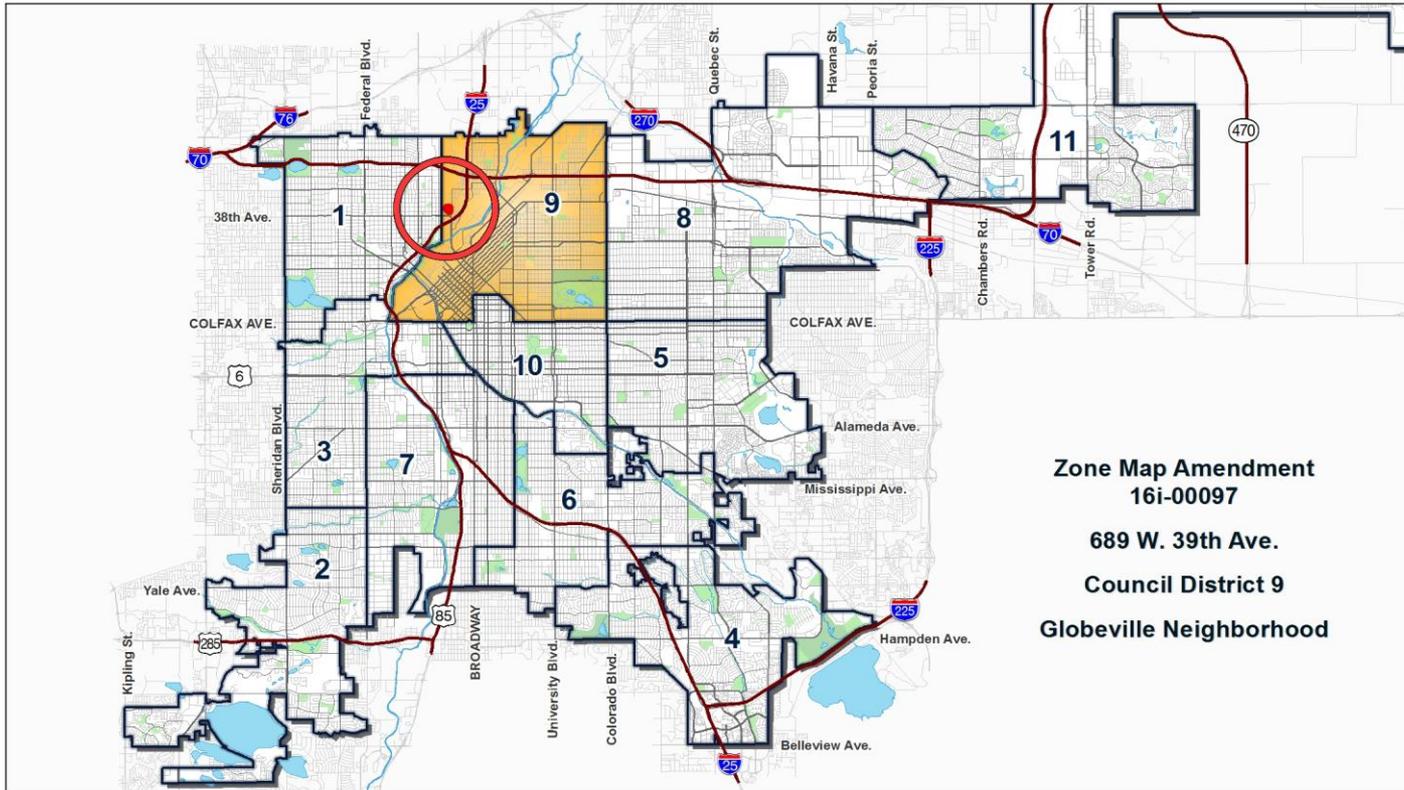


**DENVER**  
THE MILE HIGH CITY

# **700 W. 40th Avenue, 689 W. 39th Avenue, 725 W. 39th Avenue**

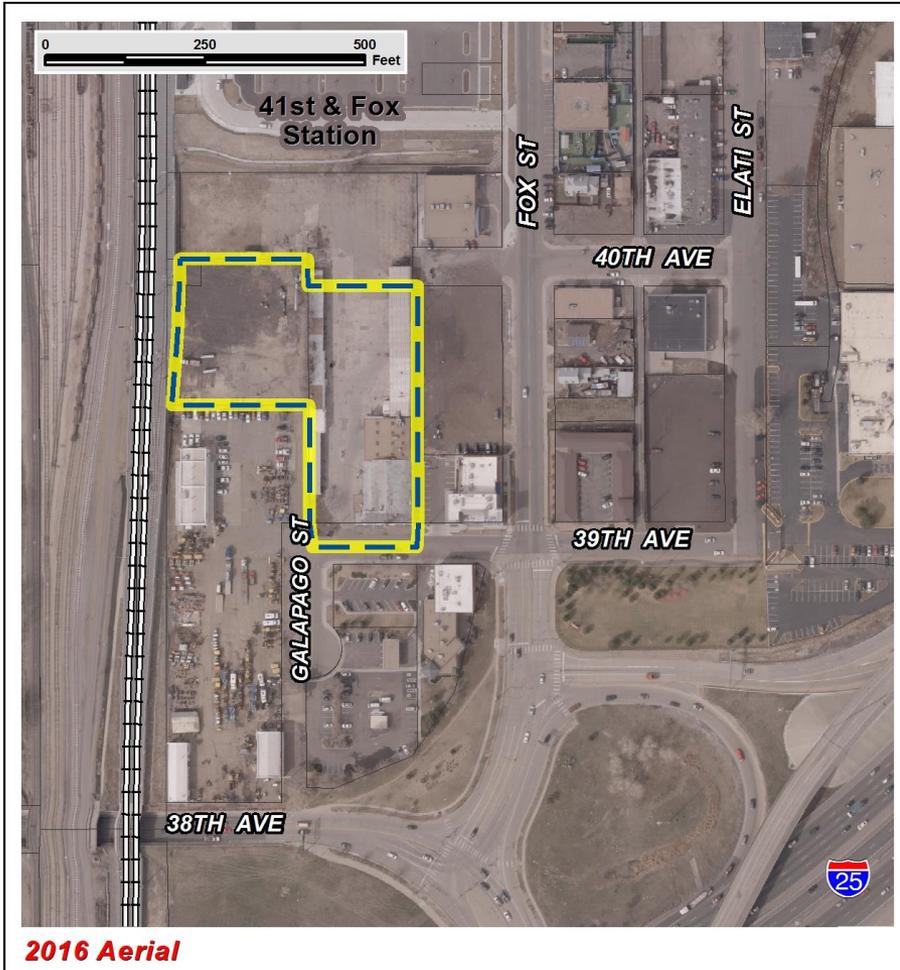
From I-A, UO-2 and I-B UO-2 to  
C-MX-20

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**



# Request: c-MX-20

## Urban Center Neighborhood Context – Mixed Use – 20 stories max. ht.



### Properties:

700 W. 40th Ave:  
1,316 SF or 0.03 Acres

689 W. 39th Ave:  
45,202 SF or 1.04 Acres

725 W. 39th Ave:  
64,085 SF or 1.47 Acres

**Totals: 110,603 SF or 2.54 Acres**

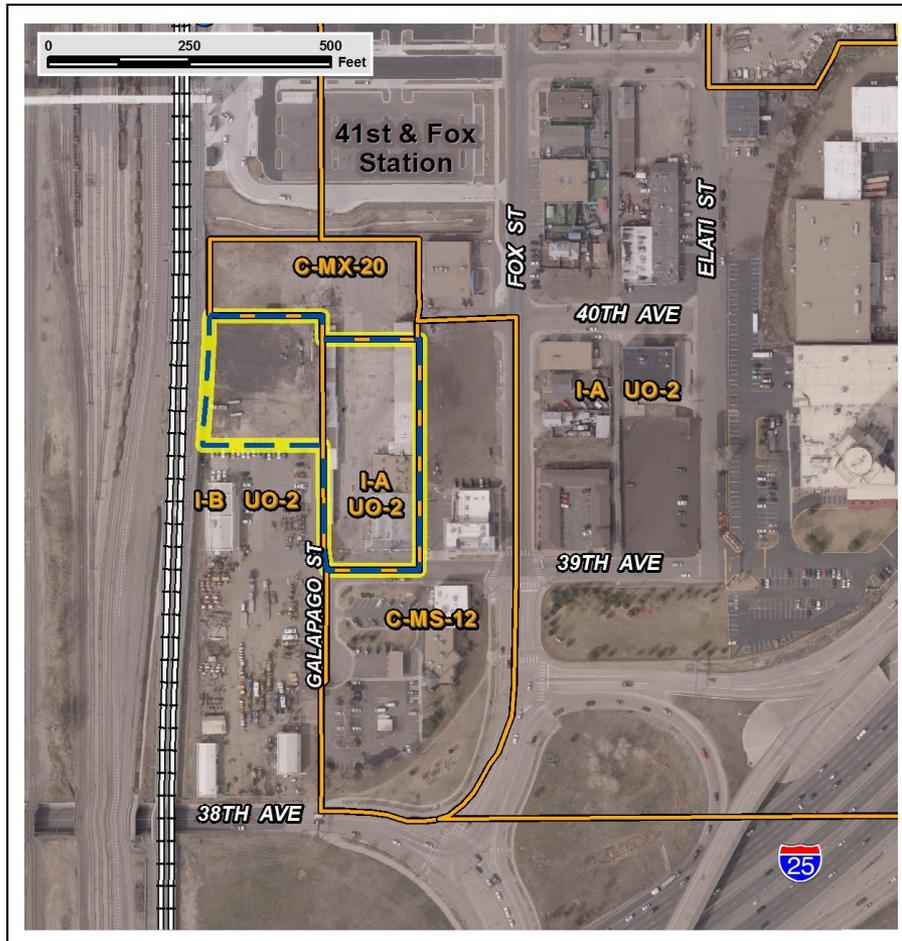
### Assessor's Records:

700 W. 40th Ave: VACANT

689 W. 39th Ave: VACANT

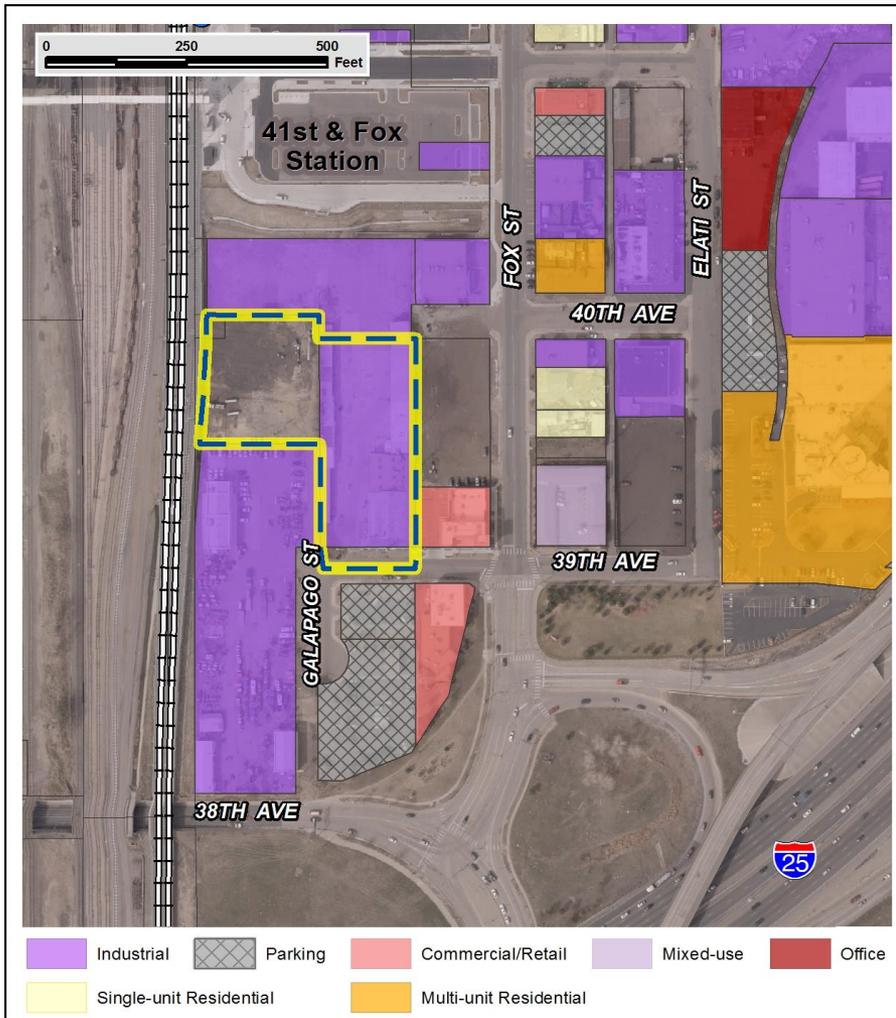
725 W. 39th Ave: Industrial

# Existing Context – Zoning



- Currently Zoned:
- 700 W. 40th Ave: I-B, UO-2
- 689 W. 39th Ave: I-B, UO-2
- 725 W. 39th Ave: I-A, UO-2
  
- Adjacent to
- Northeast: I-A, UO-2
- West: I-B, UO-2
- North: C-MX-20
- South and East: C-MS-12

# Existing Context – Land Use



- 700 W. 40th Ave: Vacant
- 689 W. 39th Ave: Vacant
- 725 W. 39th Ave: Industrial

Adjacent to the Following:

- **West:** Transportation, Communication, Utility (TCU)
- **North:** Industrial
- **East:** Vacant/Parking, Commercial/Retail
- **South:** Industrial, Parking, Commercial/Retail (Office Bldg.)

- Planning Board – March 15th
- Land Use, Transportation and Infrastructure Committee – 4/4
- City Council – 5/15
- Public Outreach
- Denver Neighborhood Association, Inc., Elyria Swansea/Globeville Business Association, Inter-Neighborhood Cooperation (INC), North Neighborhoods Democratic Council, Comunidades Unidas Globeville Elyria & Swansea, Globeville Civic Partners, Globeville K.A.R.E.S. North Highlands Neighbors Association, Globeville Civic Association #2, United Community Action Network Inc., Globeville Civic Association #1, Denver Urban Resident Association
  - 2 letters of support received from UCAN/Globeville Civic Association #2 and Globeville Civic Partners

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- 41<sup>st</sup> & Fox Station Area Plan (2009)
- Globeville Neighborhood Plan (2014)

### 2. Uniformity of District Regulations

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

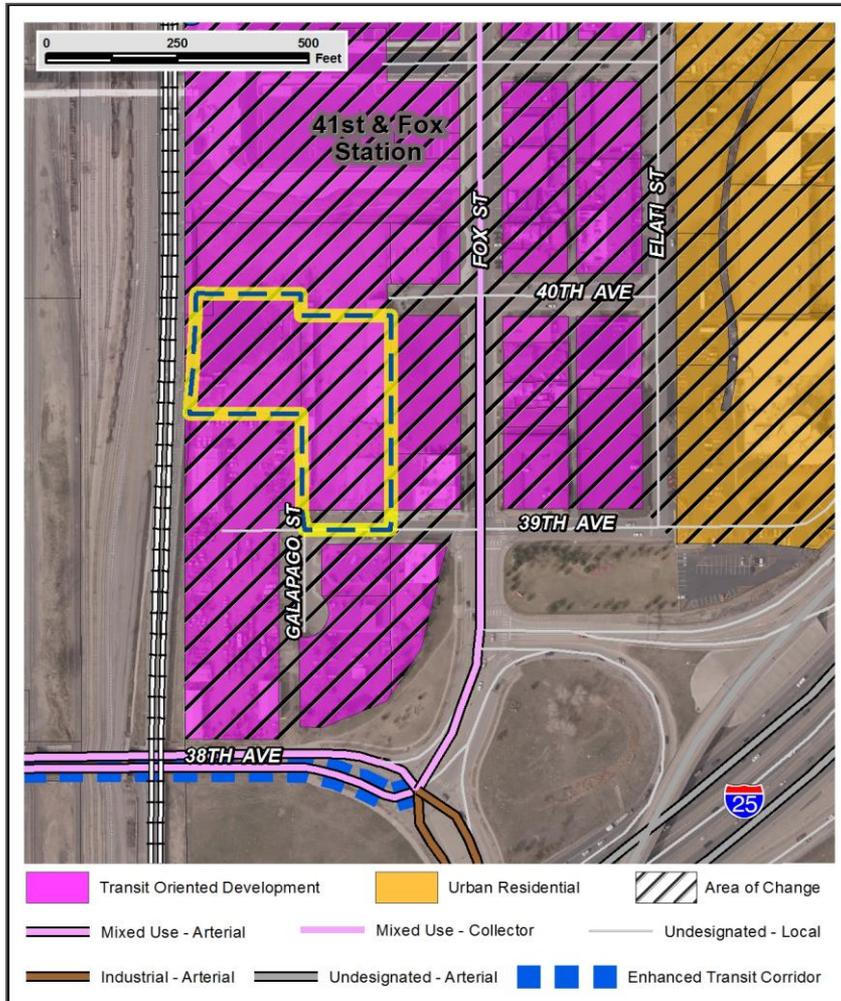
### 4. Justifying Circumstances

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

## Comprehensive Plan 2000

- *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.
  - 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure . . . increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.
  - 4-B: Ensure that land use policies and decisions support a variety of mobility choices (per Blue Print Denver land use and transportation vision, referenced below).
- *Mobility Strategy*
  - 4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services.
- *Legacies Strategies:*
  - 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated.
  - 3-B: Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver’s diverse housing needs and public transportation alternatives.

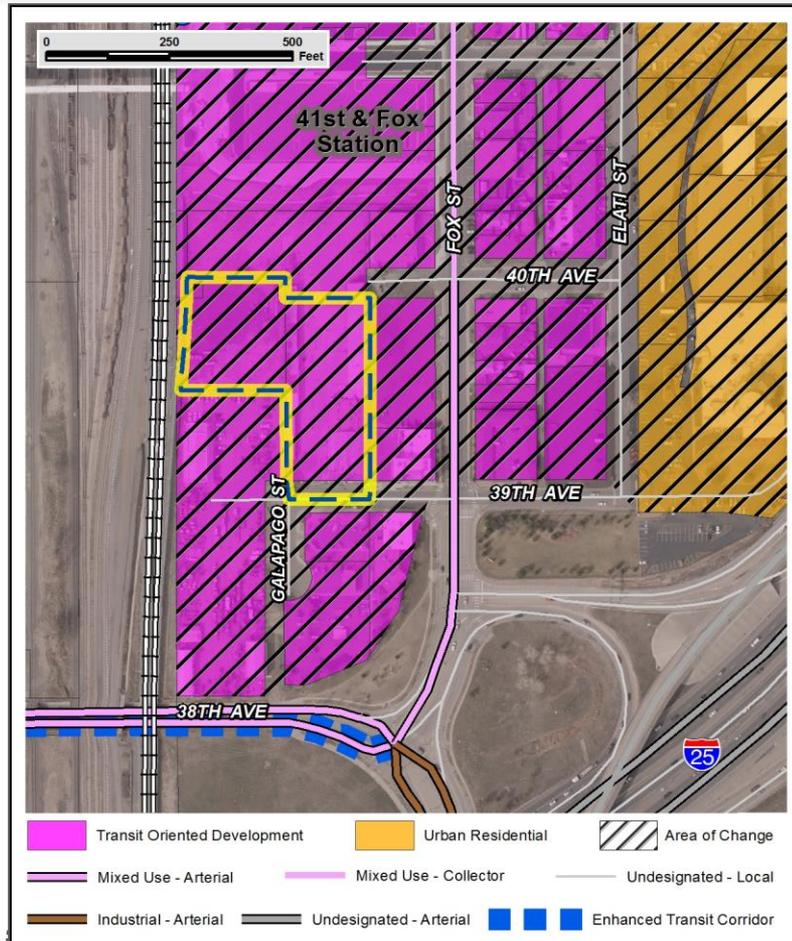
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Transit Oriented Development
    - Balanced mix of land uses
    - Compact, mid to high density
    - Walkable with active street edges
  - Area of Change

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

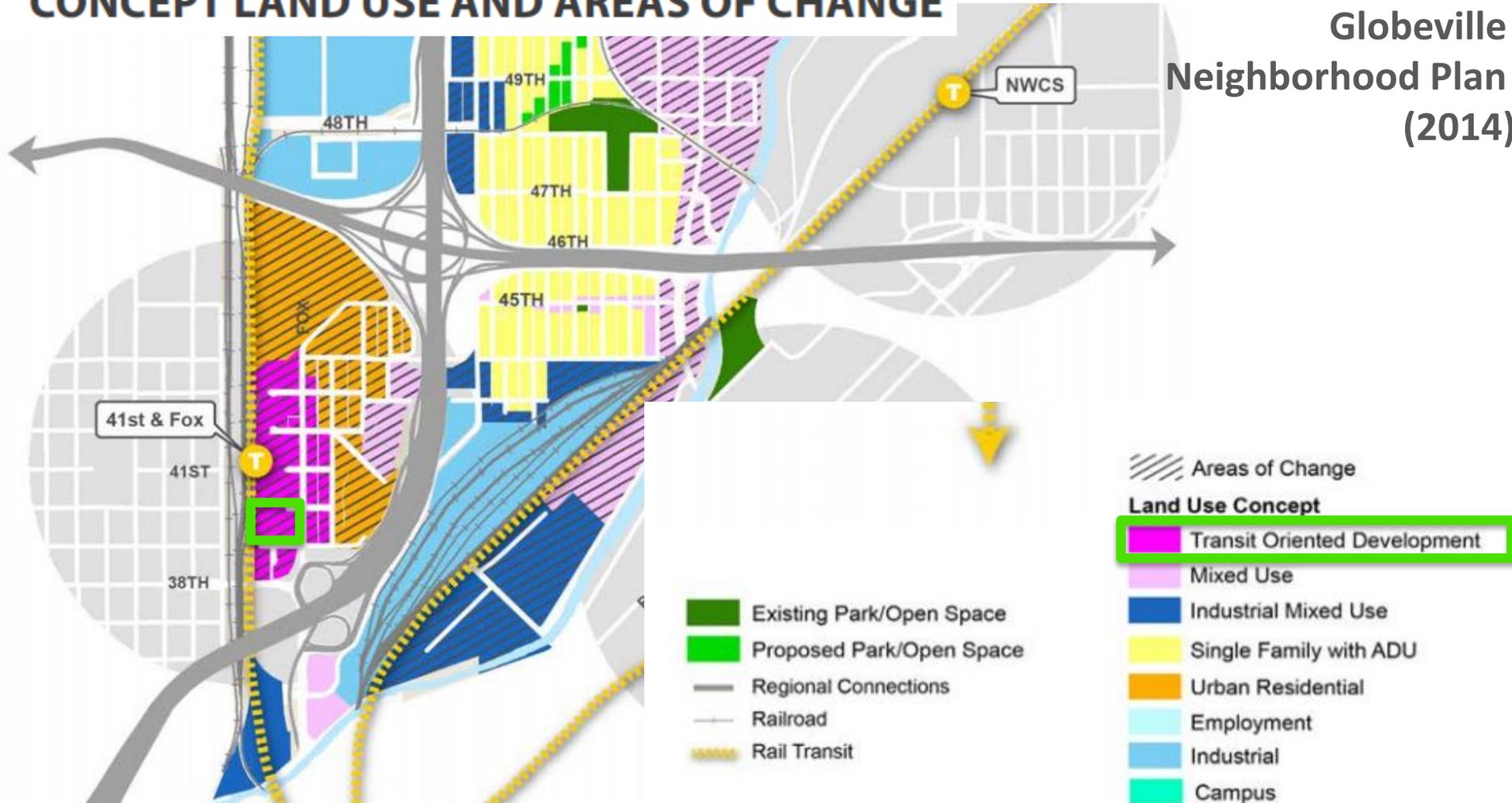
- Future Street Classification:
  - 39<sup>th</sup> & Galapago
    - Undesignated Local
  - Fox St.
    - Mixed Use Arterial

*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*

# Review Criteria: Consistency with Adopted Plans

## CONCEPT LAND USE AND AREAS OF CHANGE

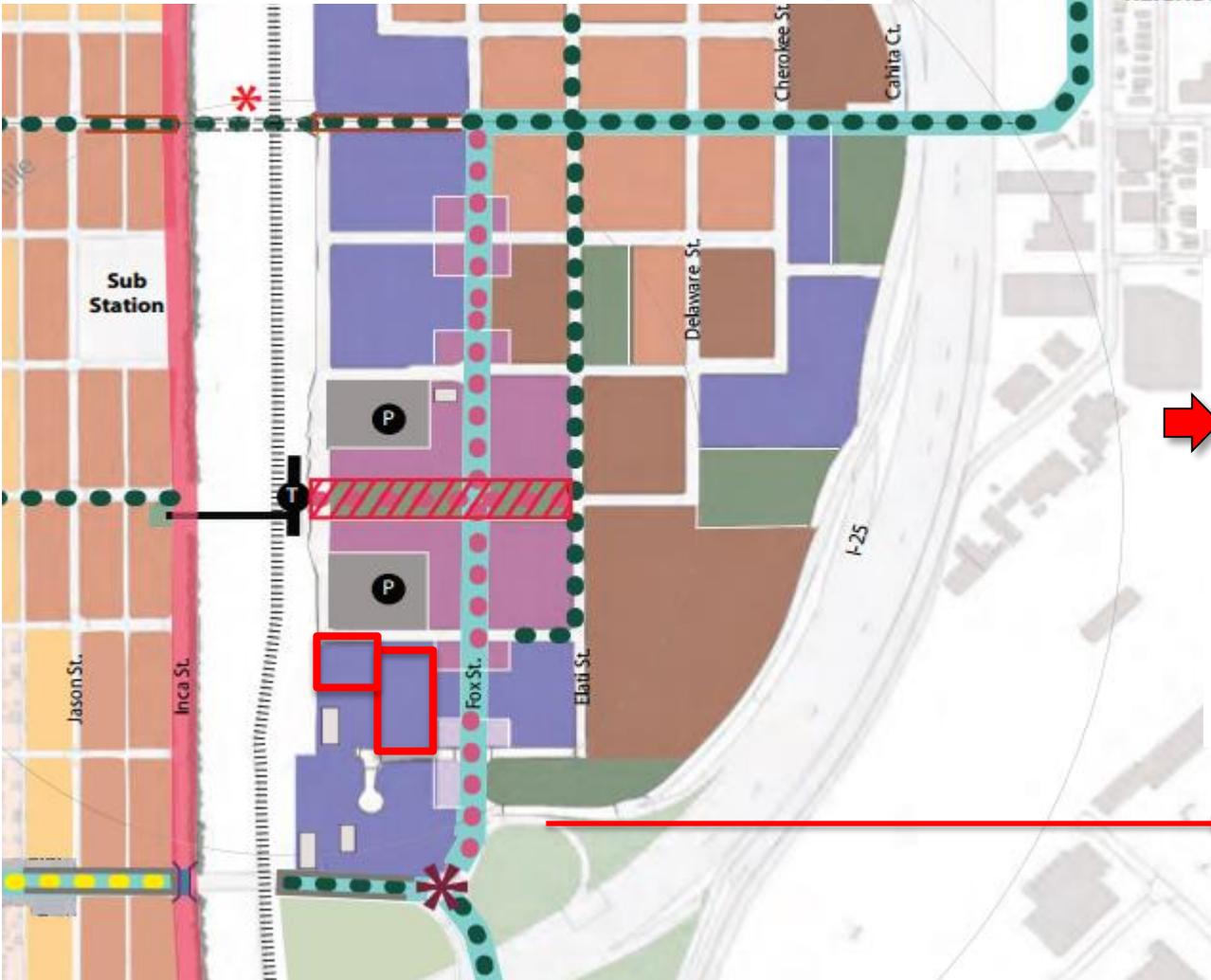
Globeville  
Neighborhood Plan  
(2014)





# Review Criteria: Consistency with Adopted Plans

## Land Use and Circulation Plan Concept



## 41<sup>st</sup> & Fox Station Area Plan (2009)

### Land Use and Building Heights Map

-  Pedestrian Shopping District (2-8 stories)
-  Pedestrian Shopping District (2-5 stories)
-  Mixed-Use Office/Residential (3-20 stories)
-  Urban Residential (2-12 stories)
-  Urban Residential (2-8 stories)
-  Urban Residential (1-3 stories)
-  Single Family / Single Family Duplex
-  Proposed Open Space/ Parks/ Plaza

*Employment, services and residential uses within walking distance of Station*

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Globeville Neighborhood Plan, 41<sup>st</sup> & Fox Station Area 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**
  - Changed or changing conditions
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