



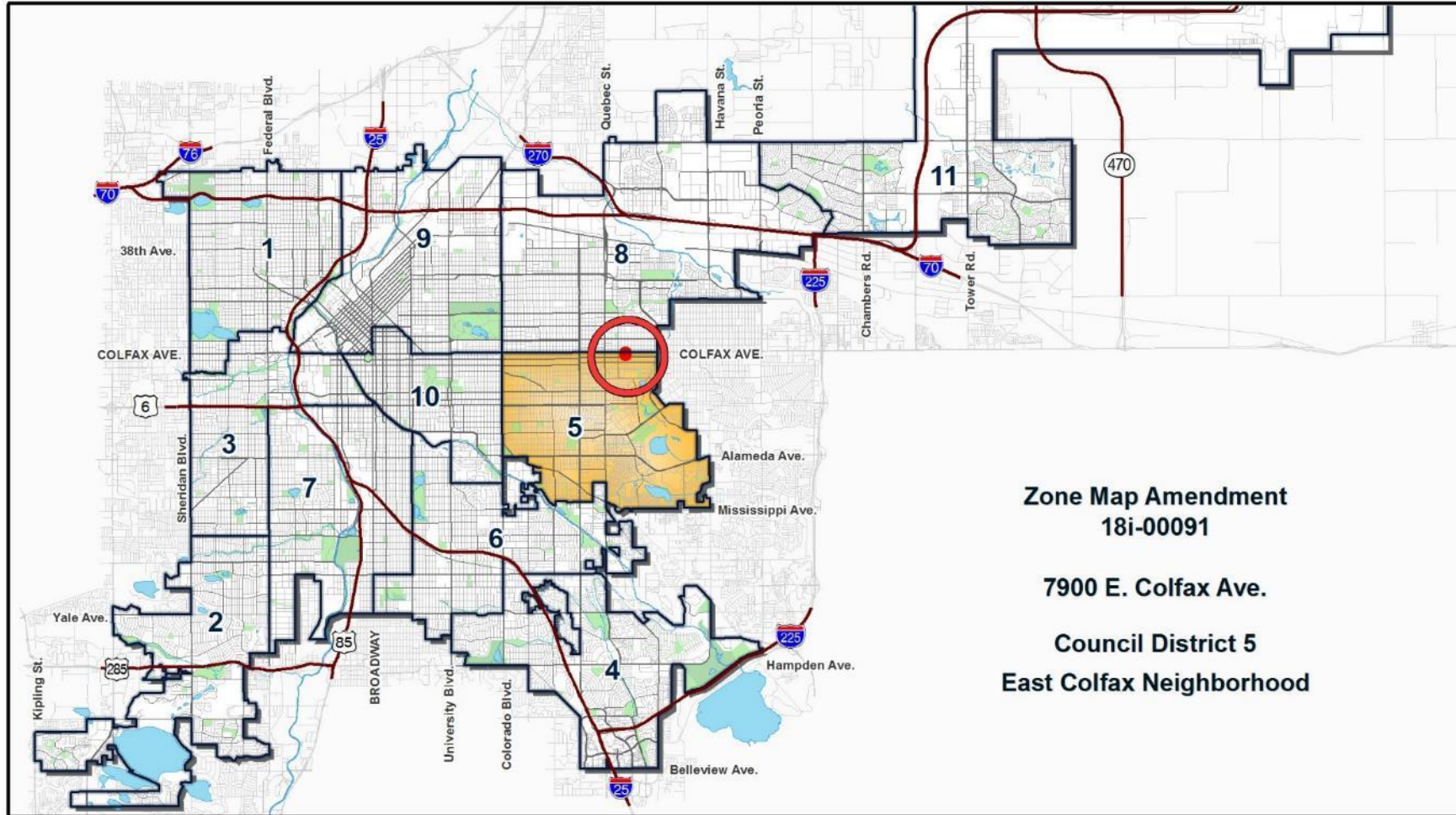
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# Official Map Amendment

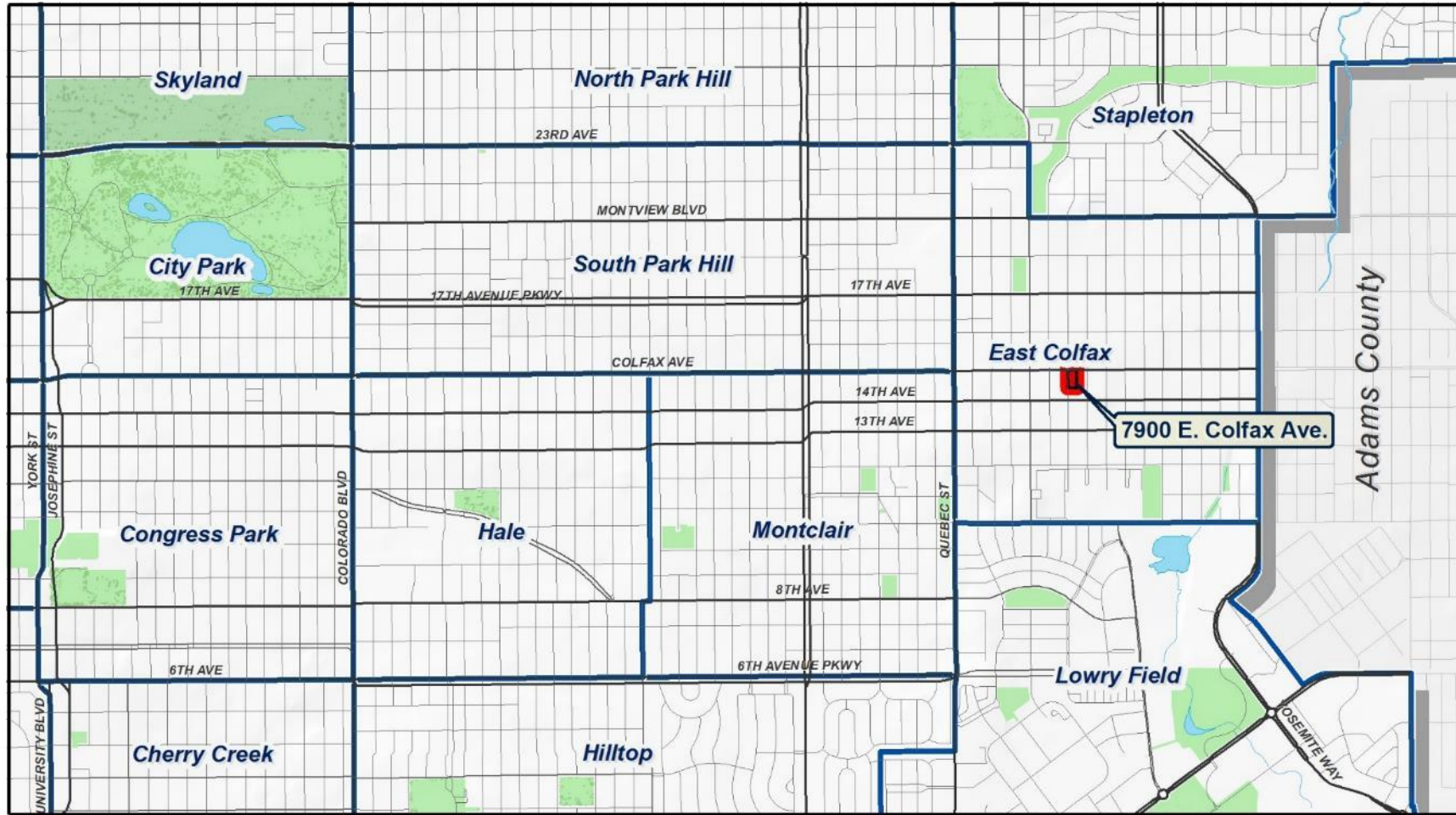
#2018I-00091 for 7900 East Colfax Avenue from  
E-MS-3 to E-MS-5

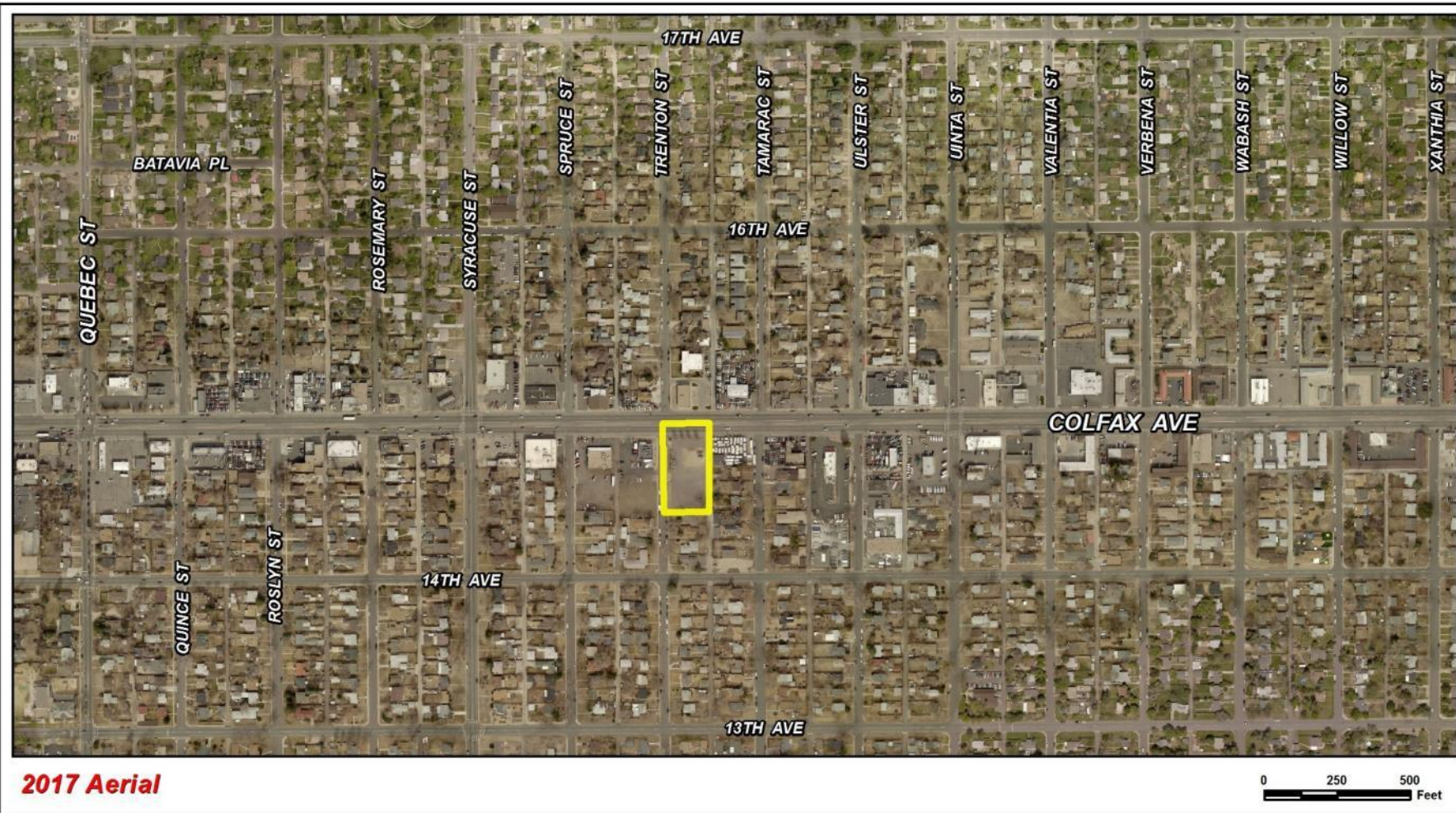
City Council, December 3, 2018

# Council District 5



# East Colfax Neighborhood

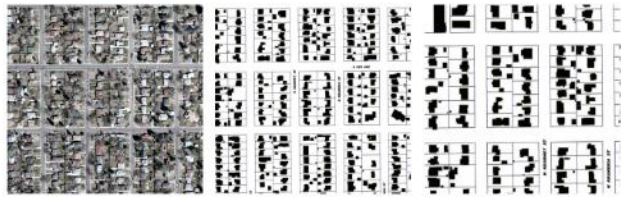




- **Location:**
  - Approx. 30,500 square feet or .7 acres
  - Vacant
- **Proposal:**
  - Rezoning from E-MS-3 to E-MS-5
  - Facilitate redevelopment of the site with affordable housing

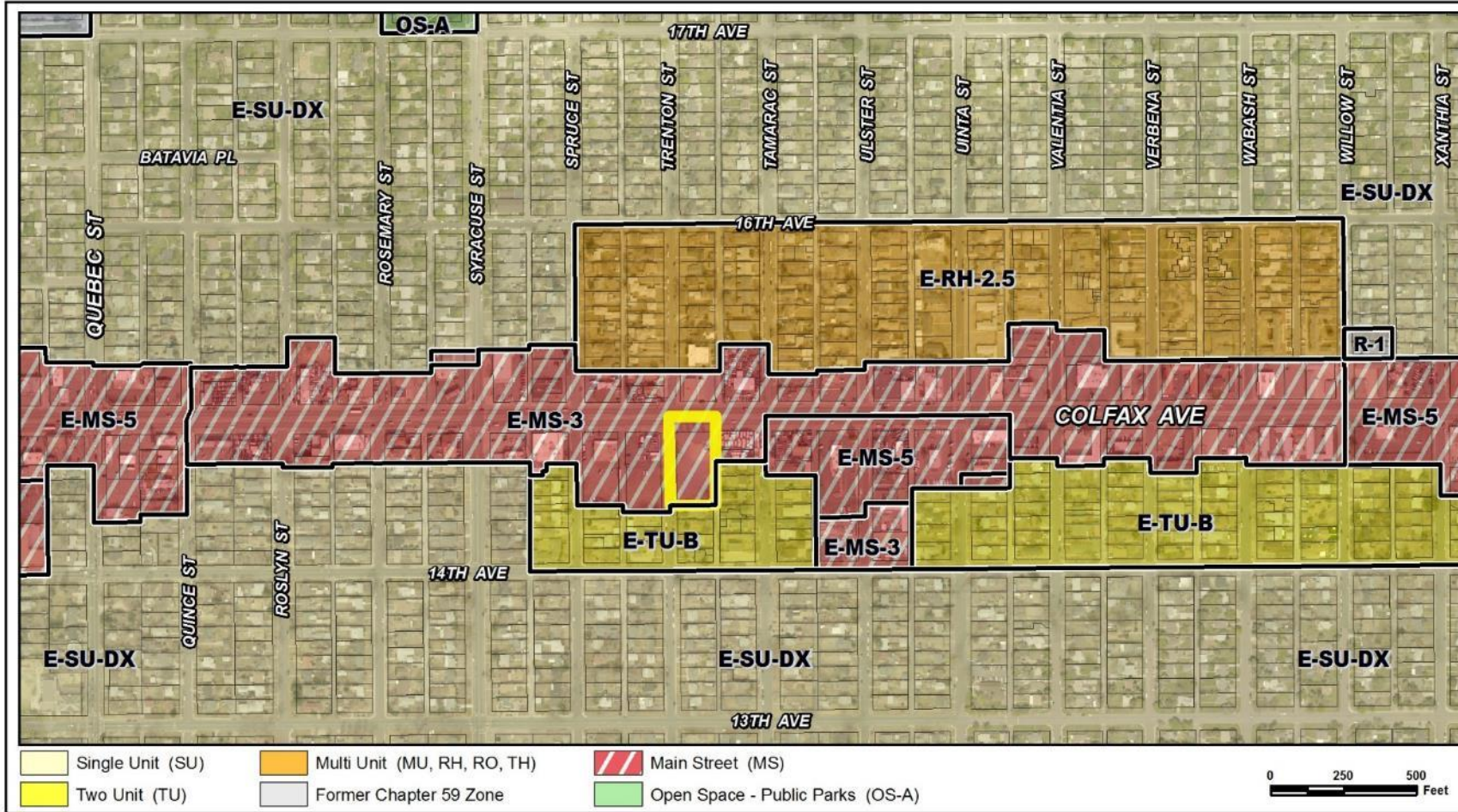
# Request: E-MS-5

## ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT



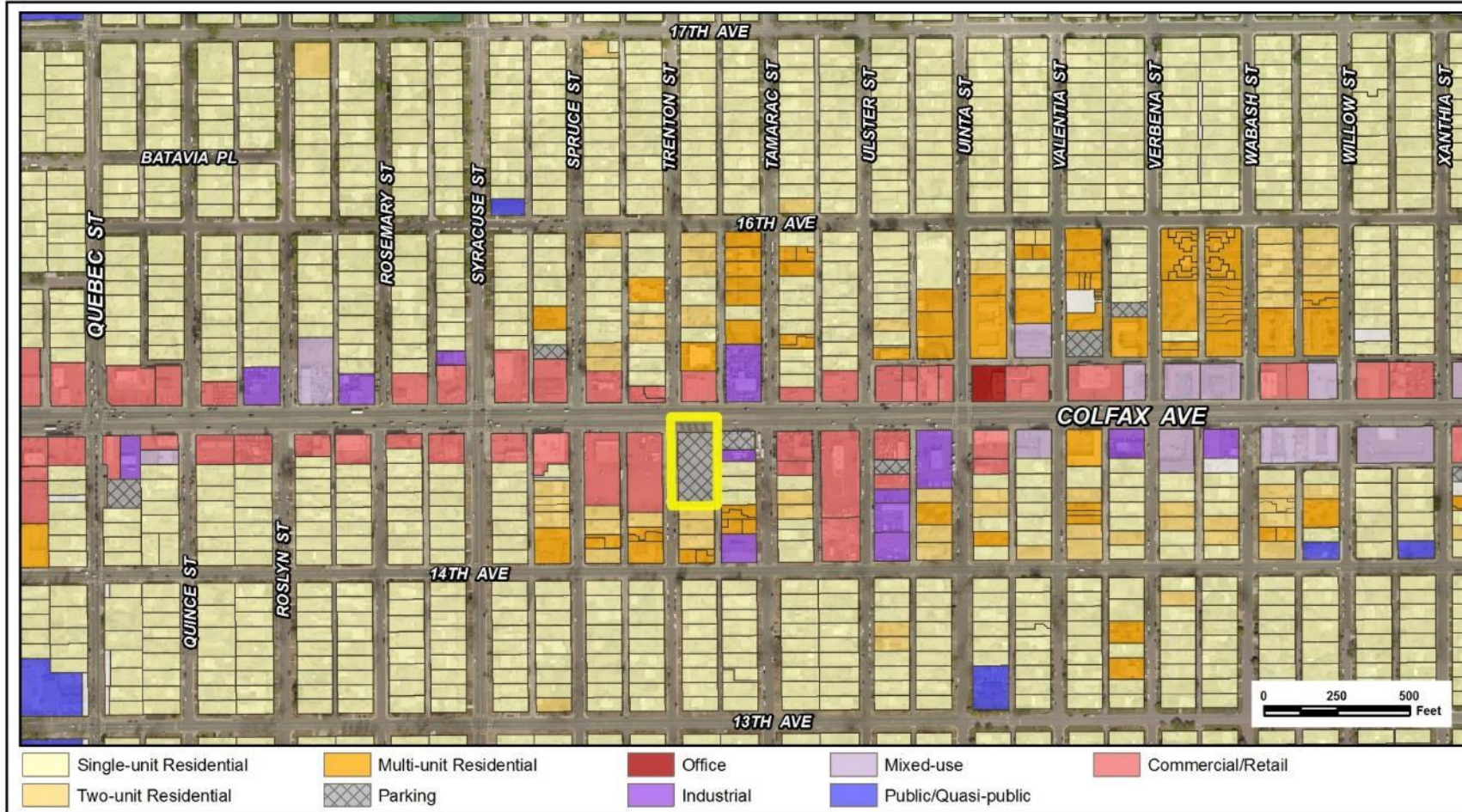
- Urban Edge – Main Street – 5 stories
- Allows for a mix of uses that promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the street

# Existing Context – Zoning



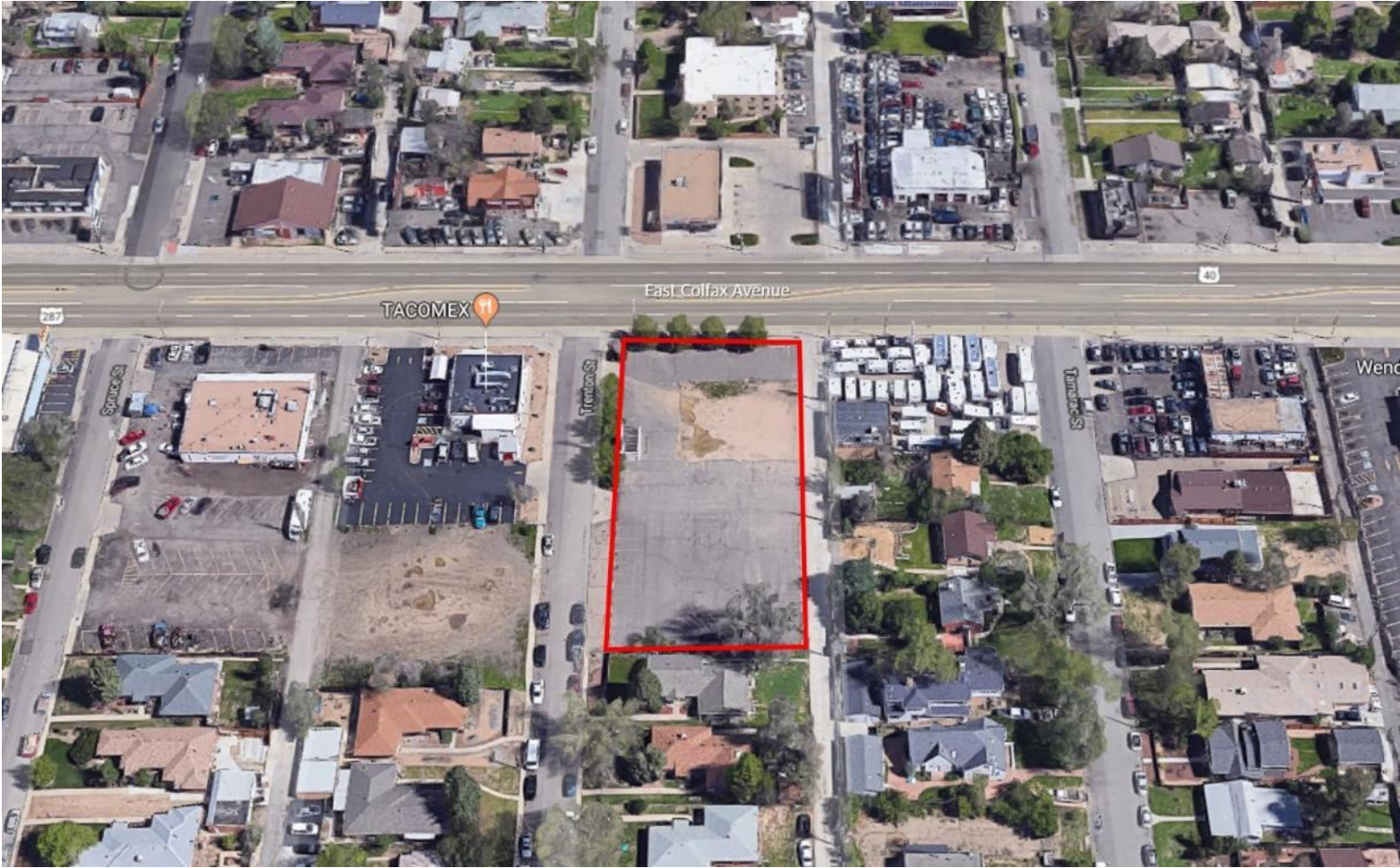
- Subject site: E-MS-3
- Surrounding Properties:
  - E-MS-3
  - E-TU-B
  - E-MS-5

# Existing Context – Land Use



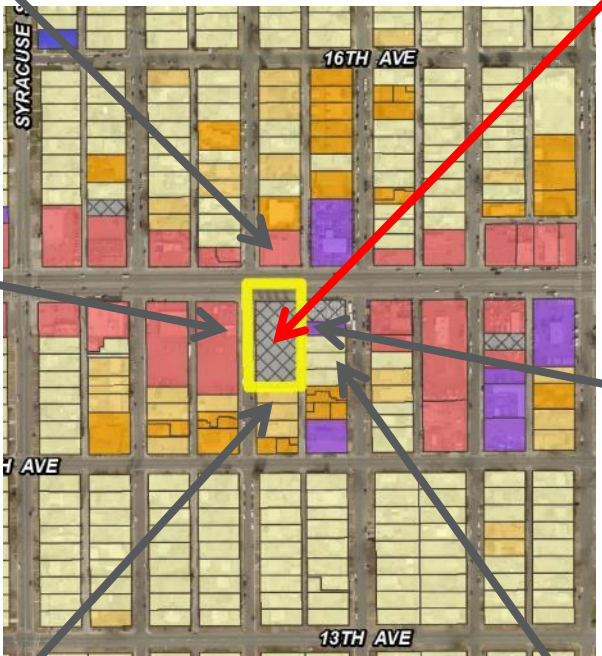
- **Subject Property:** vacant
- **North:** medical office; auto-repair
- **East:** auto sales; single-unit residential
- **South:** two-, multi- and single-unit residential
- **West:** commercial

# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale



CONNECT WITH

# Process

- Informational Notice: 7/17/18
- Planning Board Public Hearing: 10/3/18
  - Voted unanimously to recommend approval
  - Two public speakers
- LUTI Committee: 10/23/18
- City Council Public Hearing: 12/3/18
- Public Comment
  - Position statement in support from East Colfax Neighborhood Association
  - Letter in support from Fax Partnership
  - One comment in opposition

# 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

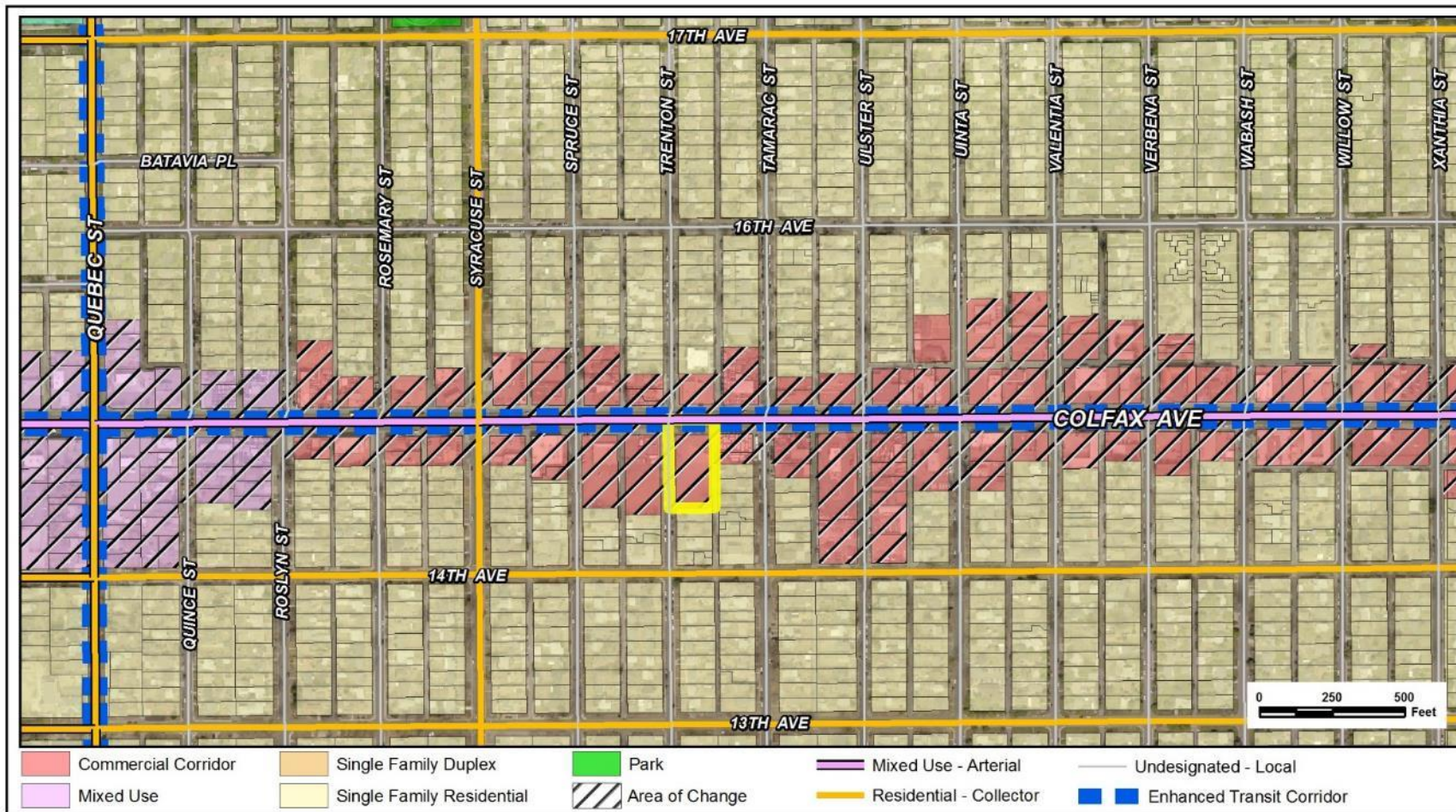
1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver (2002)
  - East Montclair/East Colfax Neighborhood Plan (1994)
  - Housing an Inclusive Denver (2018)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- **Land Use 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*
- **Land Use Strategy 4-A** - *Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.*
- **Mobility Strategy 3-B** - *Promote transit-oriented development as an urban design framework for urban centers and development areas. Development at transit stations should provide both higher ridership to the transit system and viability and walkability in the area*
- **Mobility Strategy 4-E** - *Continue to promote mixed-use development, which enables people to live near work, retail and services*
- **Economic Activity Strategy 4-B** - *Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and create jobs. Consider the following key strategies as top priorities...Continue to strengthen and, where necessary, revitalize Denver's commercial corridors, such as East and West Colfax...*
- **Environmental Sustainability Strategy 2-F** - *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods; creating more density at transit nodes*

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Commercial Corridor
  - Area of Change
- Street Classification:
  - Colfax = Mixed Use Arterial
  - Trenton = Undesignated Local
- East Colfax = Enhanced Transit Corridor

# East Montclair/East Colfax Neighborhood Plan (1994)



- Envisions an improved Colfax Avenue with more business opportunities and reinvestments
- Land Uses
  - Business
  - Multi-family residential adjacent to the south; single-family residential adjacent to the east
- No height guidance

# East Montclair/East Colfax Neighborhood Plan (1994)

- Encourage redevelopment at intersections with buildings close to the street (p. 12, 18, 19)
- Better compatibility between residential and commercial uses (p. 19, 29)
- Encourage pedestrian and bicycle travel between residences and destinations to reduce automobile use, improve air quality, promote a sense of neighborliness and encourage physical fitness (p. 41)



# Housing an Inclusive Denver (2018)

- Leverage publicly owned land for affordable housing development (p. 8)
- Create affordable housing in vulnerable areas and in areas of opportunity that have strong amenities such as transit (p. 57)

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Proposed rezoning will result in uniform application zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
  - Facilitating development of building forms and site designs that will improve the pedestrian environment and enhance walkability
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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: closure of the bar and current vacant condition; City's purchase and housing plan's guidance to increase housing opportunities; growth in job centers on 15/15L; new housing in Stapleton; 5-story building at Pontiac and Colfax; planned investment in bike lane and BRT
5. **Consistency with Neighborhood Context, Zone District Purpose and Intent**
  - Urban Edge Neighborhood Context consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas.
  - Main Street Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm
  - E-MS-5 zone district applies primarily to collectors or arterials

# 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