



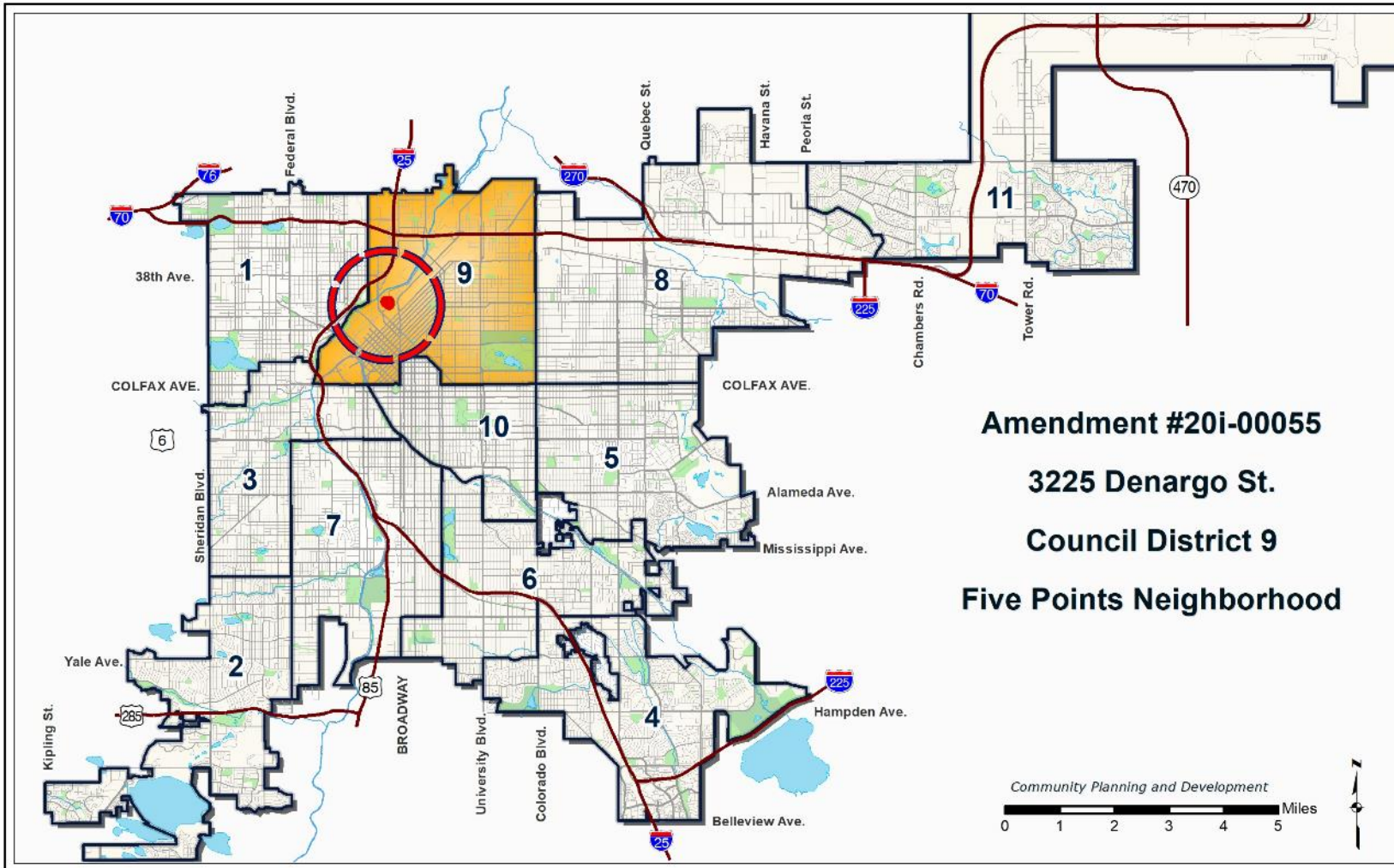
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# 3225 Denargo Street

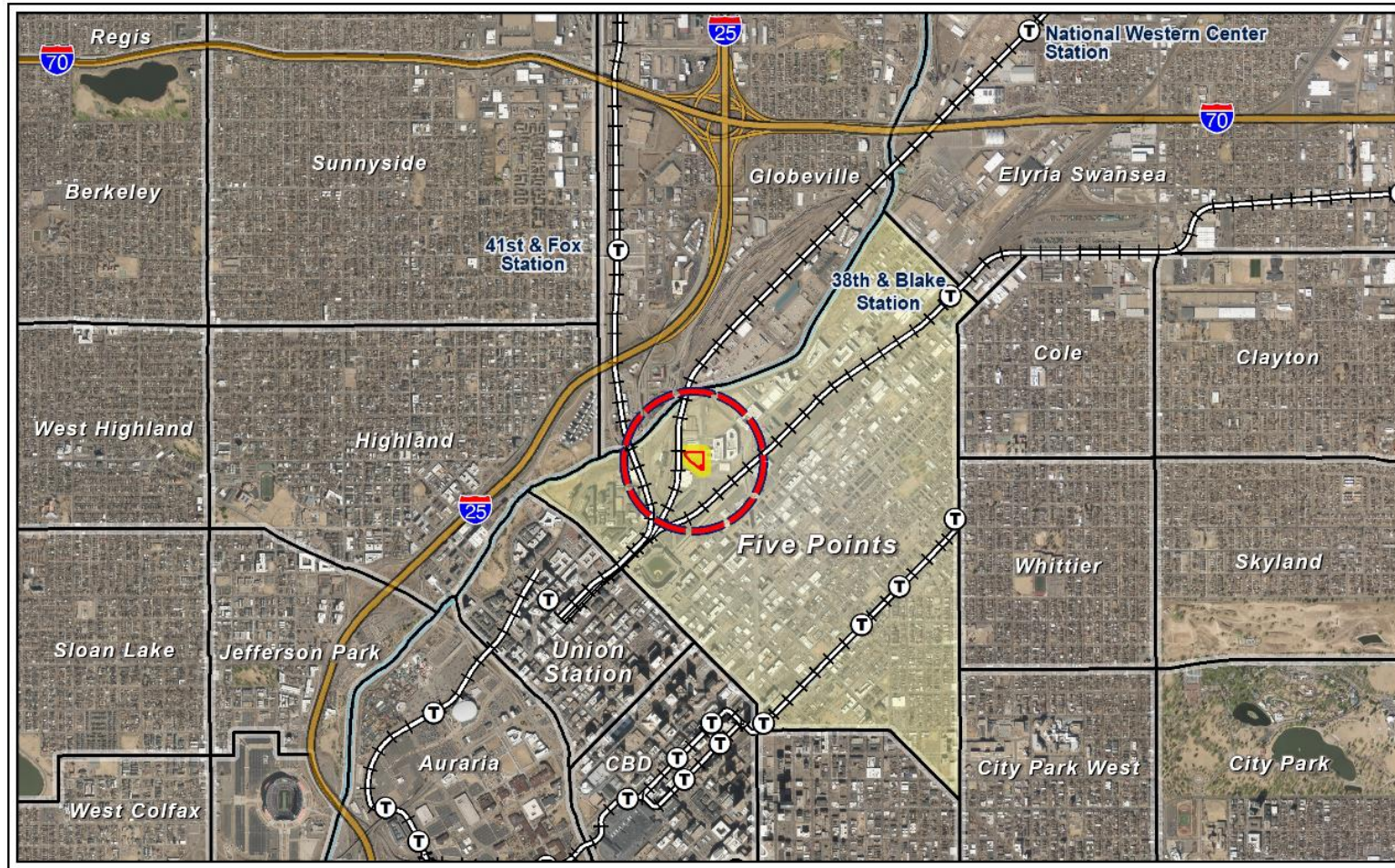
Request: I-B, UO-2 to C-MX-16, D0-7

Date: 12/14/2020, City Council Public Hearing  
2020i-00055

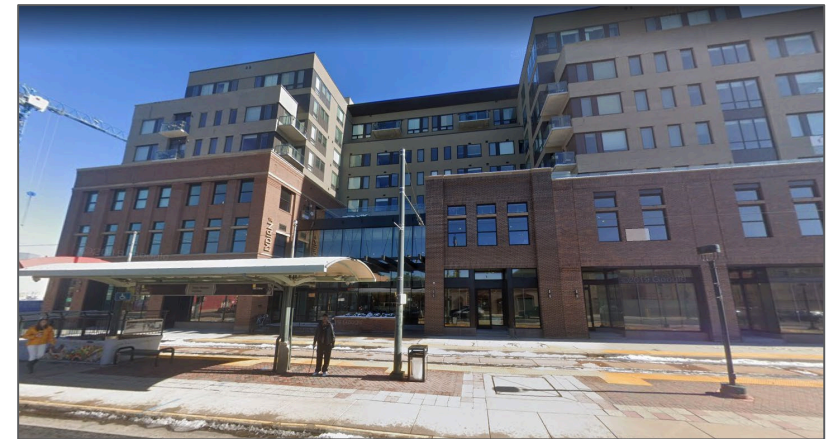
# Council District 9 – Candi CdeBaca



# Five Points Neighborhood



2920 Larimer St.



2590 Welton St.

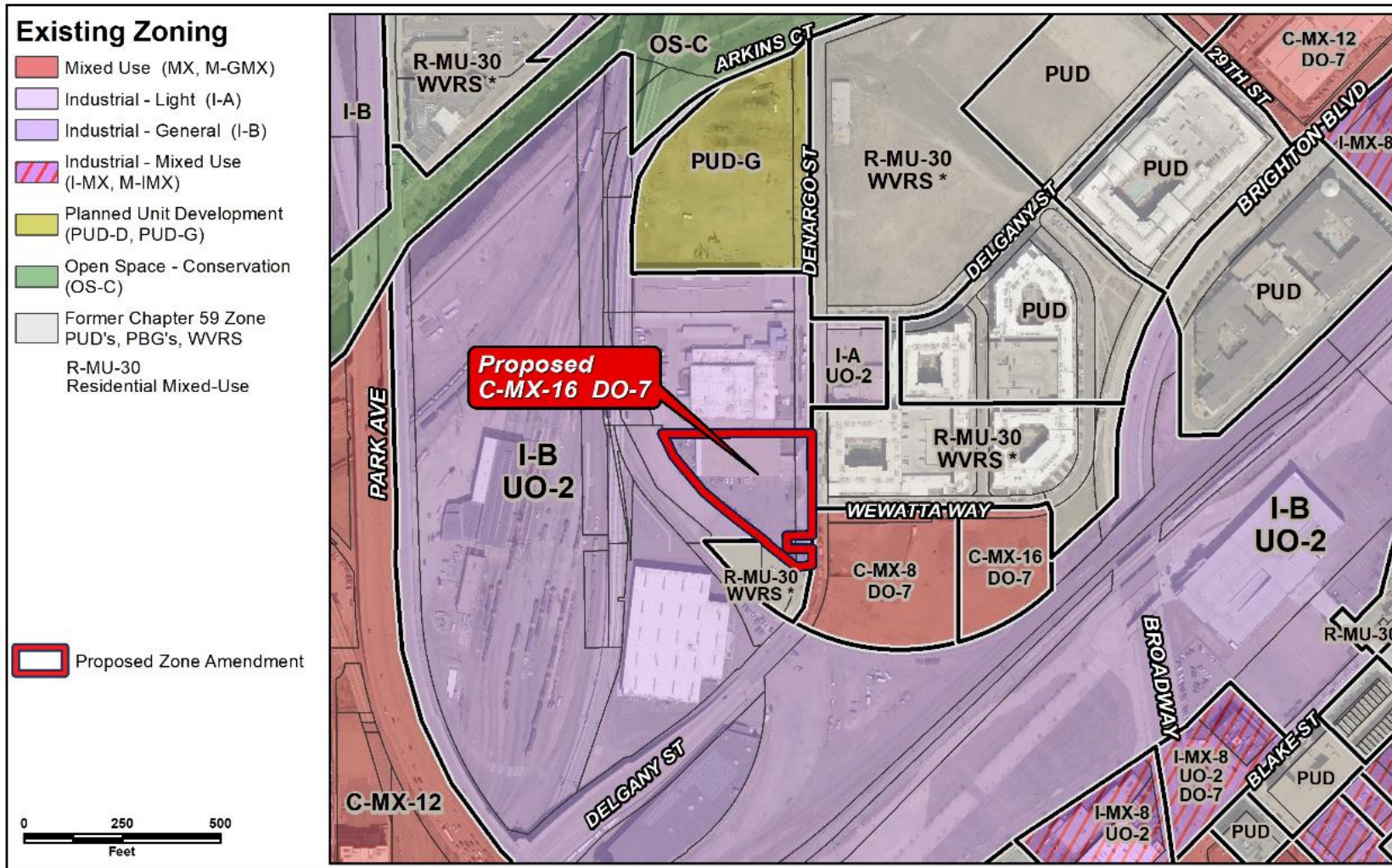
# Request: I-B, UO-2 to C-MX-16, DO-7



- **Site:**
  - 1.49 acres
  - Existing food processing / warehouse
- **Proposal:**
  - Rezoning to C-MX-16, DO-7 to enable Phase 6 of the Denargo Market Development
  - ~326 units and 5,800 SF commercial

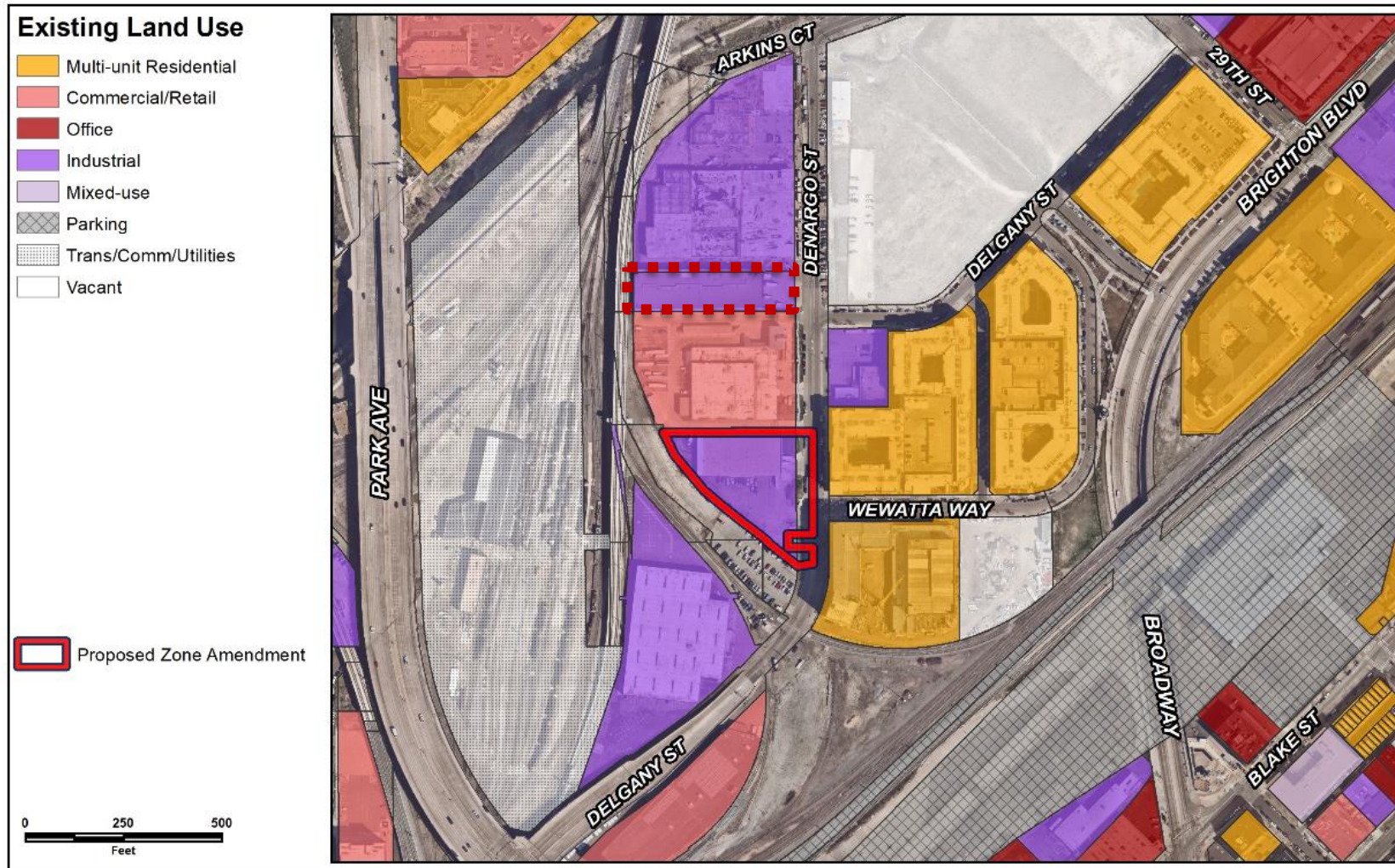
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Existing Zoning



- Existing Zoning:
  - I-B, UO-2
- Surrounding Zoning:
  - I-B, UO-2
  - I-A, UO-2
  - R-MU-30 WVRS
  - C-MX-8
  - C-MX-16
  - PUD

# Existing Land Use



- Existing Land Use:
  - Industrial
- Surrounding Land Use :
  - Industrial
  - Commercial/Retail
  - Multi-unit Residential
  - Vacant

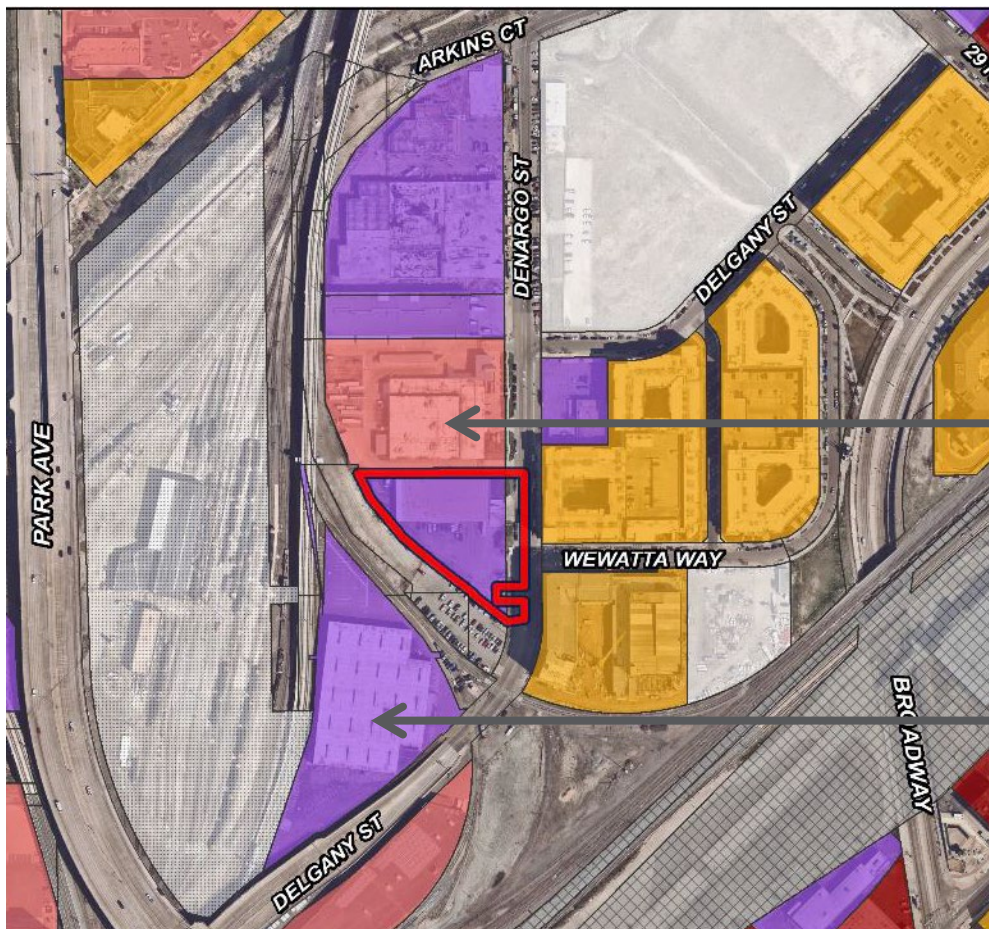
# Existing Context – Building Form/Scale



Subject Property: Eastside and Southside



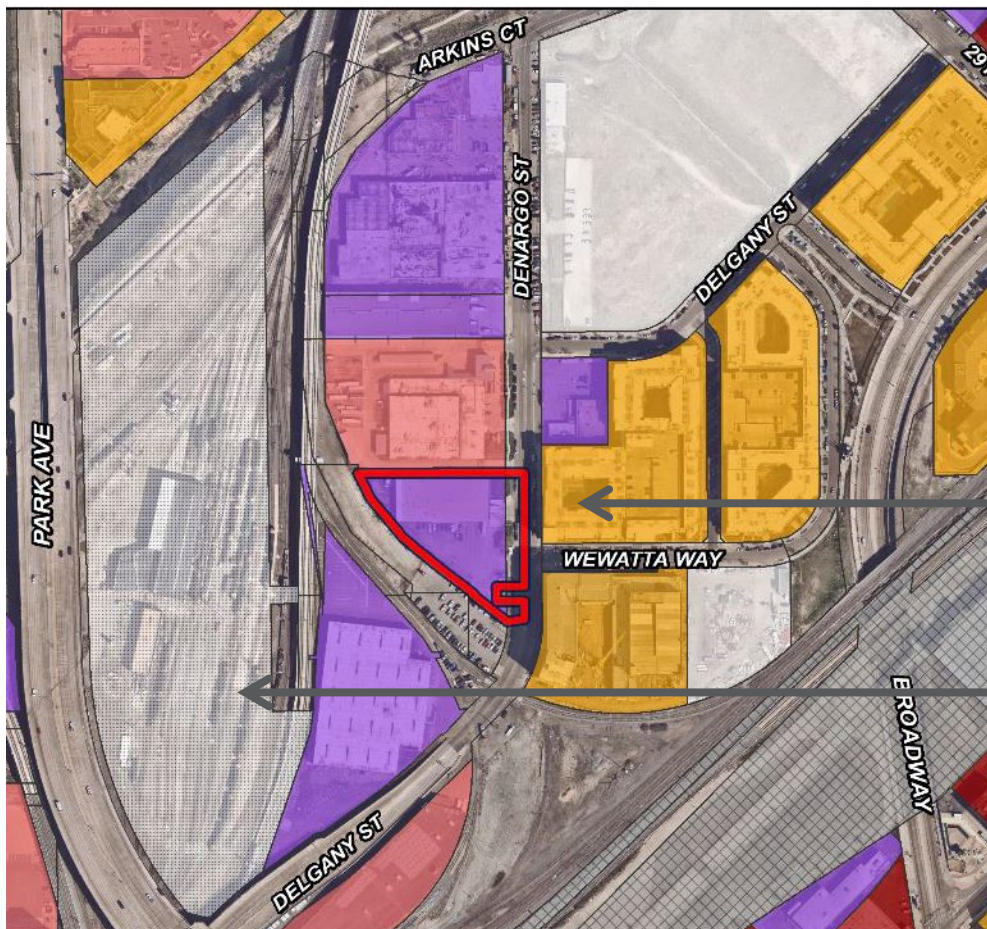
# Existing Context – Building Form/Scale



Properties to the North and South



# Existing Context – Building Form/Scale



Properties to the East and West

# Existing & Proposed Building Heights



# Voluntary Affordable Housing Agreement

- Under current city regulations, the project would provide 5 affordable units at 80% AMI for 60-years
- The affordable housing agreement would provide 49 units
- 15% of 326 units would be income-restricted
  - 67% at 80% AMI
  - 33% at 60% AMI
- 20% of all affordable units would include at least 2 bedrooms
- 2-bedroom = \$1,350 at 60% AMI vs. ~\$2,700 at market rate



# Public Outreach & Comments

REGISTERED NEIGHBORHOOD ORGANIZATIONS W/IN 200'	OTHER ORGANIZATIONS	GENERAL PUBLIC
<ul style="list-style-type: none"> <li>• <i>Ballpark Collective</i></li> <li>• <i>Elyria Swansea-Globeville Business Association</i></li> <li>• <i>UCAN</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>CityLive / Downtown Denver Partnership</i></li> <li>• <i>The Greenway Foundation</i></li> <li>• <i>YIMBY</i></li> </ul>	<p>0</p>
<ul style="list-style-type: none"> <li>• <i>Reclaim the East Side</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>GES Coalition</i></li> <li>• <i>Elyria-Swansea Neighborhood Association</i></li> </ul>	<p>4</p>

# 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

## 1. Consistency with Adopted Plans

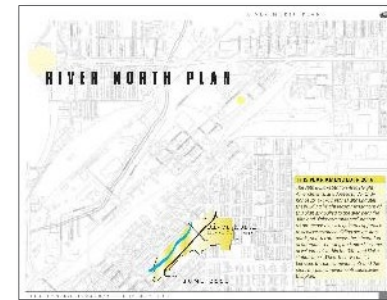
- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *River North Plan (2003)*
- *Housing an Inclusive Denver*

## 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



- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase 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).*



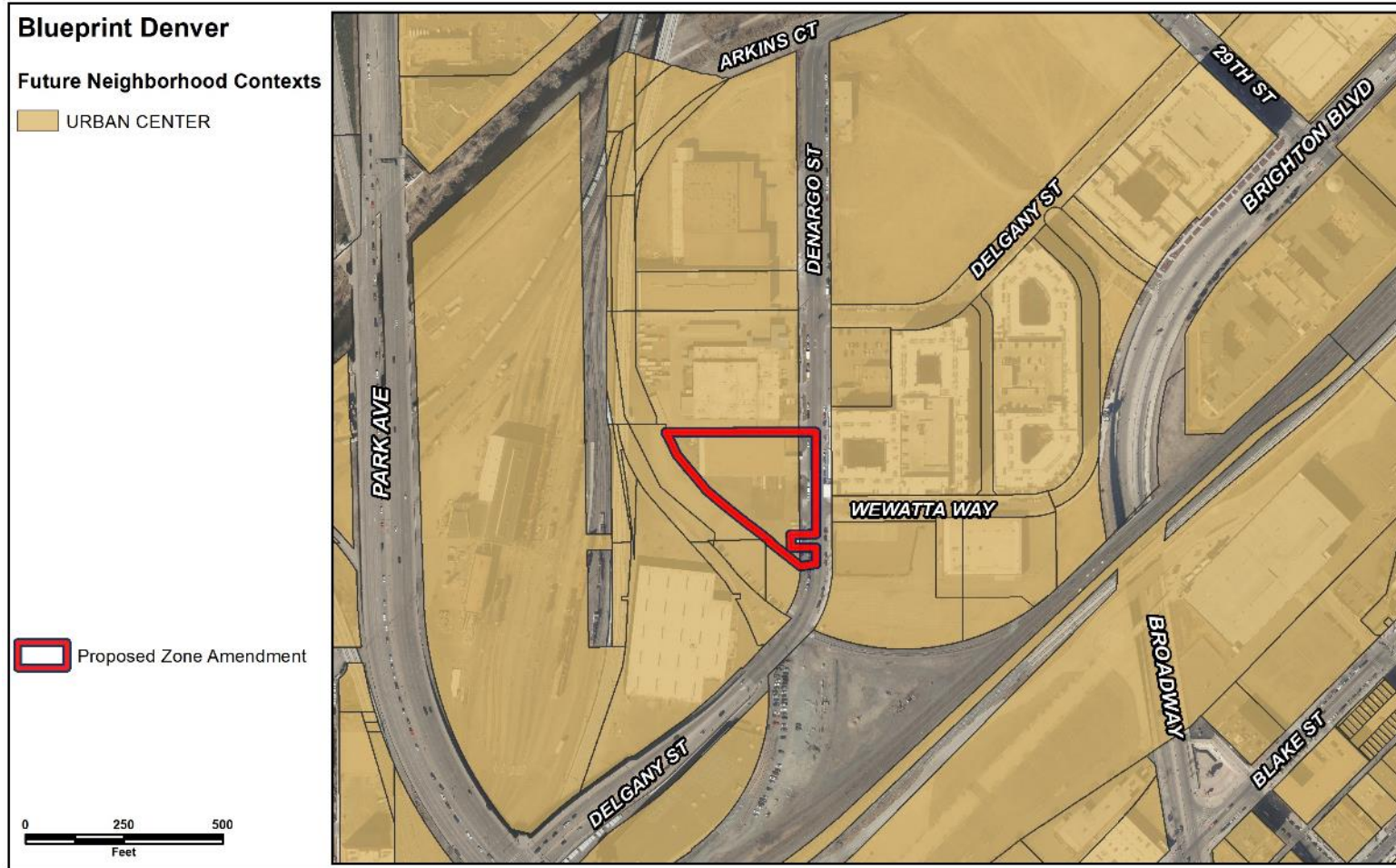
- **Strong and Authentic Neighborhoods Goal 1, Strategy D** – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- **Strong and Authentic Neighborhoods Goal 2, Strategy D** – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).*



- **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).*

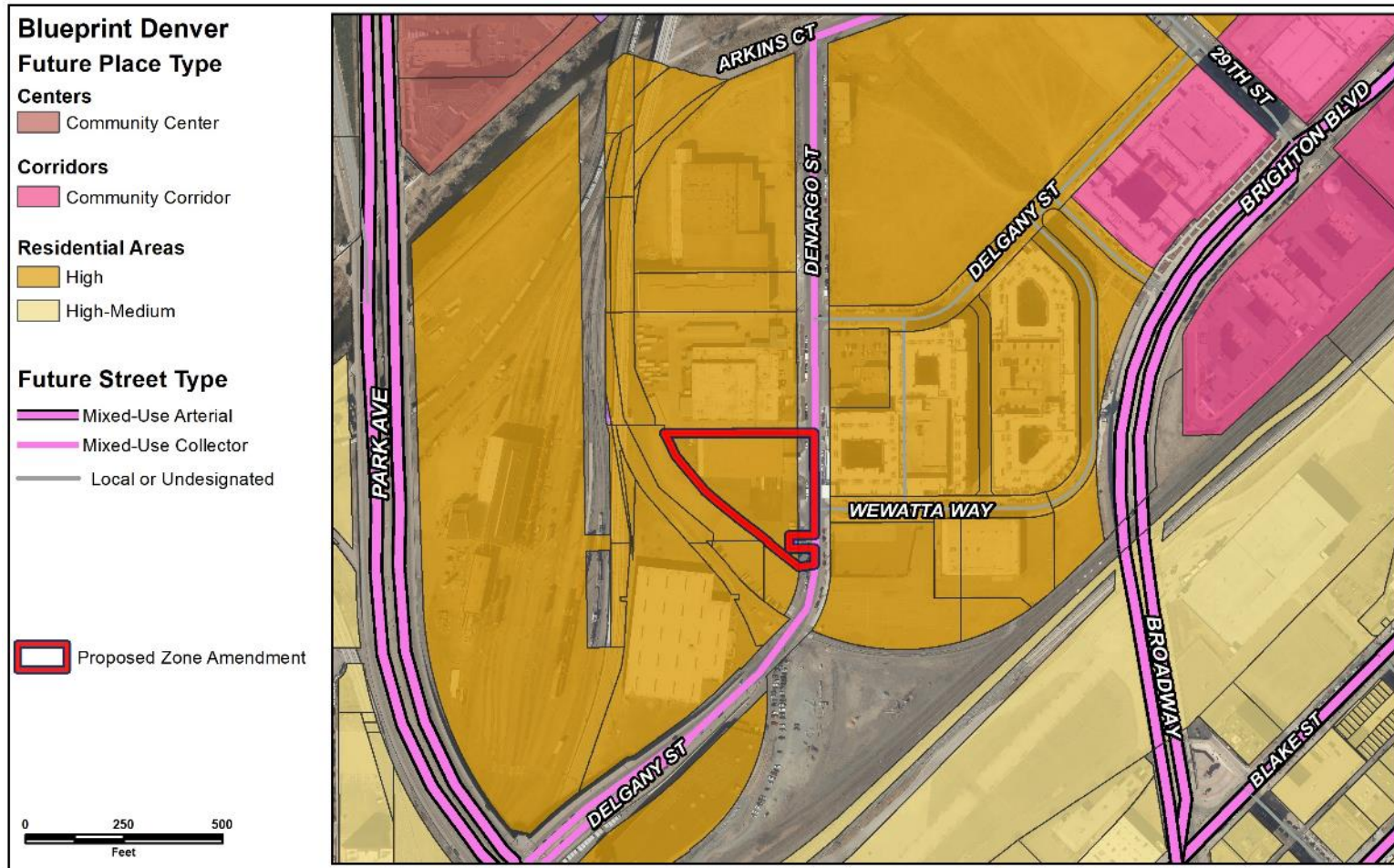


# Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
  - High mix of uses throughout with good street activation and connectivity
  - Buildings are usually multi-story with a high degree of lot coverage

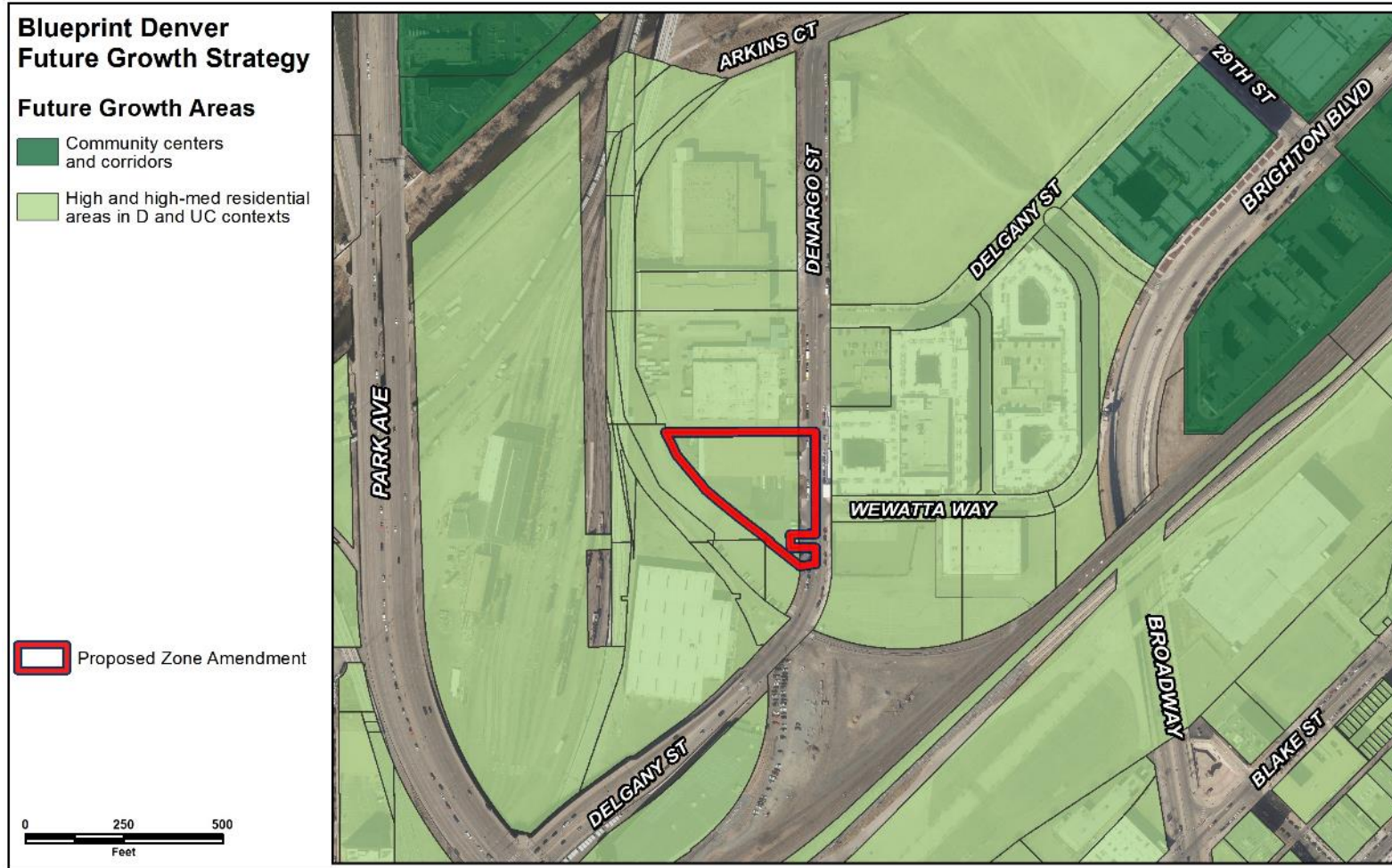
# Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
  - Commercial uses are prevalent
  - Buildings are the tallest of the residential places in this context
- **Street Types**
  - Denargo Street: Mixed Use Collector
  - Park Avenue & Broadway/Brighton Blvd: Mixed Use Arterial

Evaluation is based on whether the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

# Consistency with Adopted Plans: Blueprint Denver



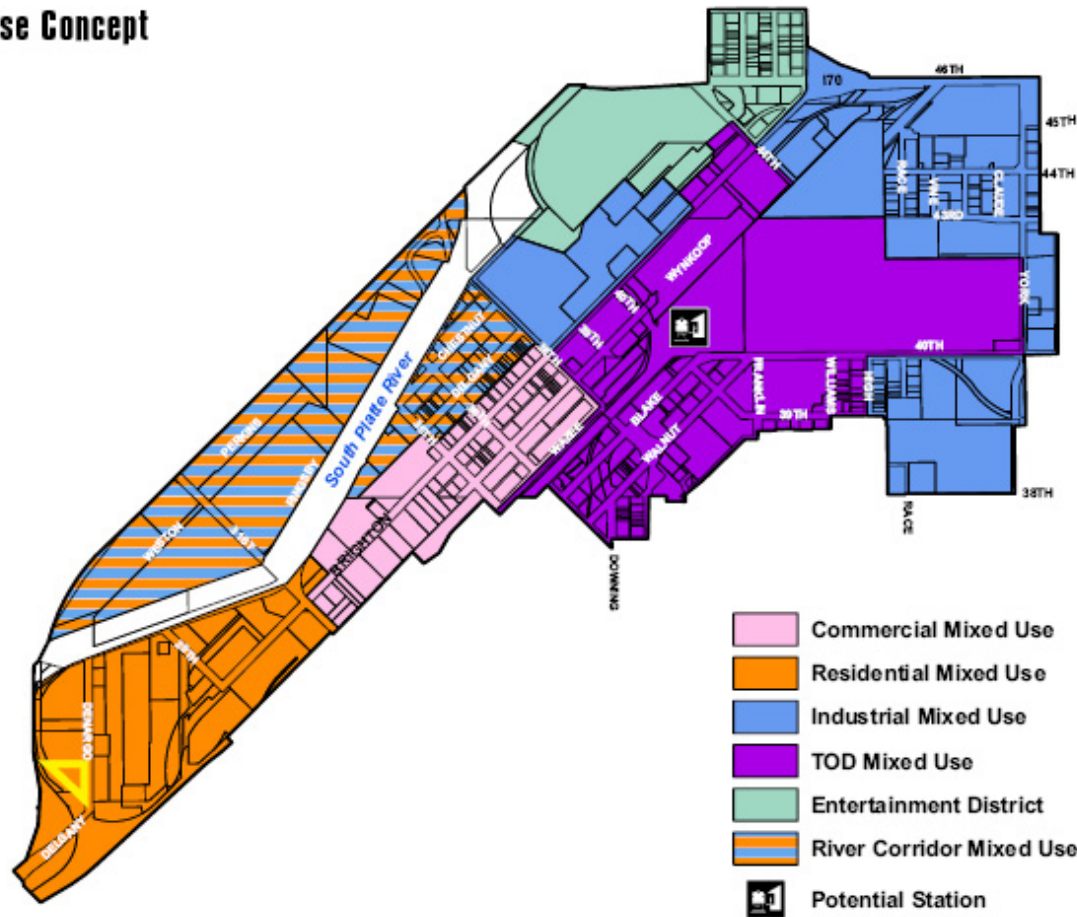
**Growth Area Strategy:**  
High & high-medium residential areas in D- and C- contexts

- 15% of new housing
- 5% of new employment

*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.*

# Consistency with Adopted Plans: River North Plan

## Land Use Concept



- Plan recommends Residential Mixed-Use zoning, Commercial Mixed-Use zoning or a combination of both
- Vision to create a compact, mixed-use, pedestrian friendly environment
- Ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area

# 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).
- Key Recommendation – *Promote development of new affordable, mixed-income and mixed-use rental housing (p. 83).*
- Applicant is working with the City to finalize a voluntary affordable housing agreement.
- **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.**



# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
  - Implement adopted plans
  - Facilitate increased housing density near services and amenities and foster the creation of walkable, urban neighborhood within walking distance to downtown
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
  - A City adopted plan
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 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