

CB16-0249

Proposed Rezoning of 30-50 S. Colorado Boulevard Denver City Council



May 23, 2016

DENVER PLANNING BOARD

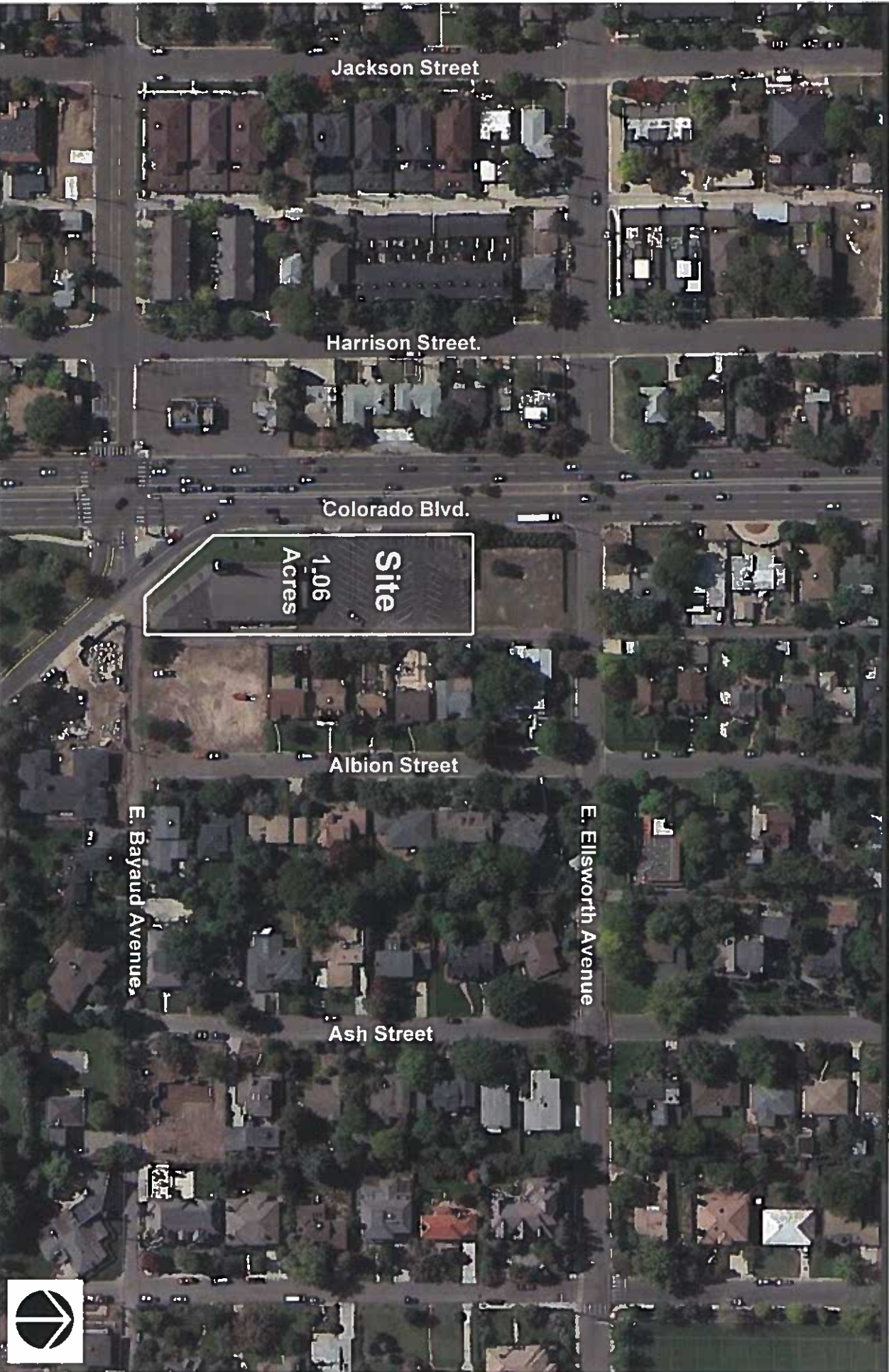
Proposed Rezoning

- Site Location & Context
- Justification

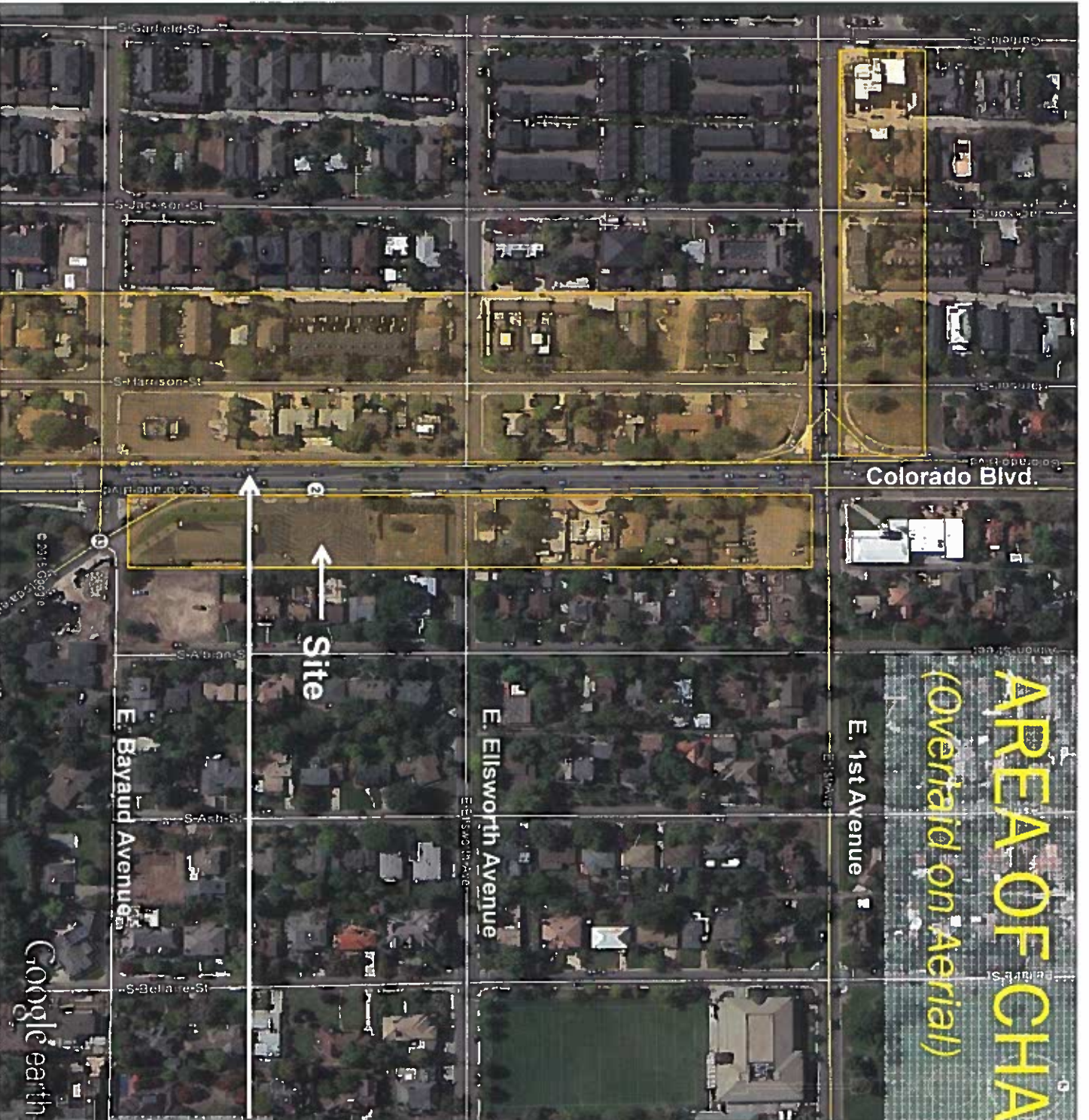
Community Outreach

PROPOSED ZONING

PROPERTY LOCATION & CONTEXT



AREA OF CHANGE MAP (Overlaid on Aerial)



Blueprint Denver
designates Colorado
Boulevard as a
Mixed Use Arterial

Google earth



WHY THIS PROPOSED ZONE CHANGE

- Current Zoning only allows for single unit residential, urban houses.
- As a mixed-use arterial, this property fronting Colorado Boulevard does not support single family homes.



- Visual quality of Colorado Boulevard corridor in this immediate area is compromised.
- Viability of 30-50 S. Colorado property has been deteriorating for many years.

WHY THIS PROPOSED ZONE CHANGE

Supports the objectives of

Blueprint Denver's Areas of Change:

- Development / redevelopment that focuses growth in a way that benefits the city as a whole.
- New development that enhances the visual quality of buildings, streets and neighborhoods, thereby affecting the quality of life in the Areas of Change and surrounding neighborhoods.

PROPOSED ZONING – G-RH-3

Considerations for Zone Selection:

- Consistent with the City's goals, objectives and review criteria
- Within a designated **Area of Change**
- Zoning that will support development appropriate to this location (Colorado Boulevard)
- Compatible with the context and character of the area
- Residential use
- Development that contributes to the neighborhood and community



ADDITIONAL BENEFITS OF G-RH-3 ZONING

Other Opportunities:



- Enhanced appearance
- Improved pedestrian safety
- Use development to reduce neighborhood exposure to Colorado Boulevard noise, provide security
- Enhanced pedestrian mobility along Colorado Blvd. and to Burns Park
- Enhanced property values

COMMUNITY OUTREACH

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Site Acquisition

December 31, 2014

Closed on Property

Meetings/Coordination with Councilman Susman

December 12, 2014

Telephone conversation informing the Councilman of our contract for acquisition of the site.

December 15, 2014

Met with the Councilman and property co-Owners to introduce Ownership Team and begin to discuss ideas/intent for the site.

Participated in multiple other coordination opportunities with Councilman Susman at Community meetings, etc.

COMMUNITY OUTREACH

Meetings with Crammer Park Hilltop RNO Leadership & Zoning Committee

Late December 2014

Outreach by telephone to current RNO President Dikeou introducing Ownership team.

January 8, 2015

Met with RNO Leadership (new President McCormick) and RNO Zoning Committee to introduce Ownership Team and initial thoughts on the Site.

May 12, 2015

Hilltop P&Z committee, Ownership and Design Teams

December 2, 2015

Small group of Hilltop neighbors, RNO President and Zoning chair, Ownership Team

COMMUNITY OUTREACH

Meetings with Direct Neighbor(s) – Small Group(s)

December 9, 2014

Met with R. van der Heijde – immediate neighbor at 10 S. Colorado Blvd. & 1 S. Albion St.

January - July 2015

Several meetings at Open presentations, etc.

July 1, 2015

Meeting with direct neighbor at Ellsworth Ave.

July 2015

Multiple telephone conversations with direct neighbor representative at Bayaud Ave.

August 28, 2015

Meeting with direct neighbor re: expanded site concept.

September 28, 2015

Meeting with direct neighbor and counsel re: Project and Bayaud Street.

September – October

Several meetings to confirm expanded site concept and contract.

December 14, 2015

Meeting with direct neighbors on private alley/Albion St.

December 22, 2015

Meeting with direct neighbors on private alley /Albion St.

March 2016

Outreach re: revised/downscaled rezoning application

COMMUNITY OUTREACH

Meetings with City Staff

January 23, 2015

Meeting re: new land ownership, intent to rezone
(*Evelyn Baker, David Wells, Doug McKinnon*)

April 2, 2015

Meeting re: suitable zone districts for the property
(*Steven Chester, D. Wells, Lynn Moore*)

May 26, 2016

Meeting re: intended zone district – G-RX-5, initial site studies
(*S. Chester, Abe Barge, D. Wells, L. Moore*)

October 5, 2015

Meeting re: community feedback, evolved site studies, community facilitator
(*A. Barge, Steve Charbonneau, D. McKinnon, D. Wells, L. Moore*)

October 22, 2015

Meeting re: community feedback, proceeding to application submittal
(*A. Barge, S. Charbonneau, D. McKinnon, D. Wells, L. Moore*)

January 13, 2016

CCD Traffic/Transportation, Property Ownership Team

COMMUNITY OUTREACH

Meetings with City Staff (continued)

February 3, 2016

Meeting re: Concept Review (*City Development Review Team, Ownership and Design Team*)

February 10, 2016

Meeting re: city staff assignment transition and confirmation of proceeding with G-MU-3 zoning (*A. Barge, Theresa Lucero, Ownership Team*)

February 18, 2016

Notice of City staff concerns re: G-MU-3

March 1, 2016

Meeting with City staff on recommendation for G-RH-3 zoning (*B. Buchanan, T. Lucero, K. Dalton, Ownership & Design Team*)

March 7, 2016

Meeting with City staff re: confirmation of G-RH-3 as recommended zoning (*B. Buchanan, T. Lucero, K. Dalton, Ownership & Design Team*)

COMMUNITY OUTREACH

Greater Community Meetings

June 9, 2015

Hilltop community Open Meeting, Ownership & Design Team

July 7, 2015

Hilltop and all RNO's(one attendee), Ownership & Design Team

July 28, 2015

Hilltop and all RNO's, Ownership & Design Team

December 12, 2015

Hilltop neighborhood, Ownership & Design Team

March 2016

Outreach re: revised/downscaled rezoning application

PROPOSED ZONING

Property Zoning Intent Evolution:

April – November 2015

G-RX-5 with height and use waivers;
No official application submitted

Dec. 2015 – Feb. 2016

G-MU-3 zoning considered based on
community and City staff feedback

* January 26, 2016

G-MU-3 Application accepted by City

February – March 2016

G-RH-3 zoning considered based on
community and City staff feedback

* March 11, 2016

***Amended Application for G-RH-3 zoning
accepted by City***