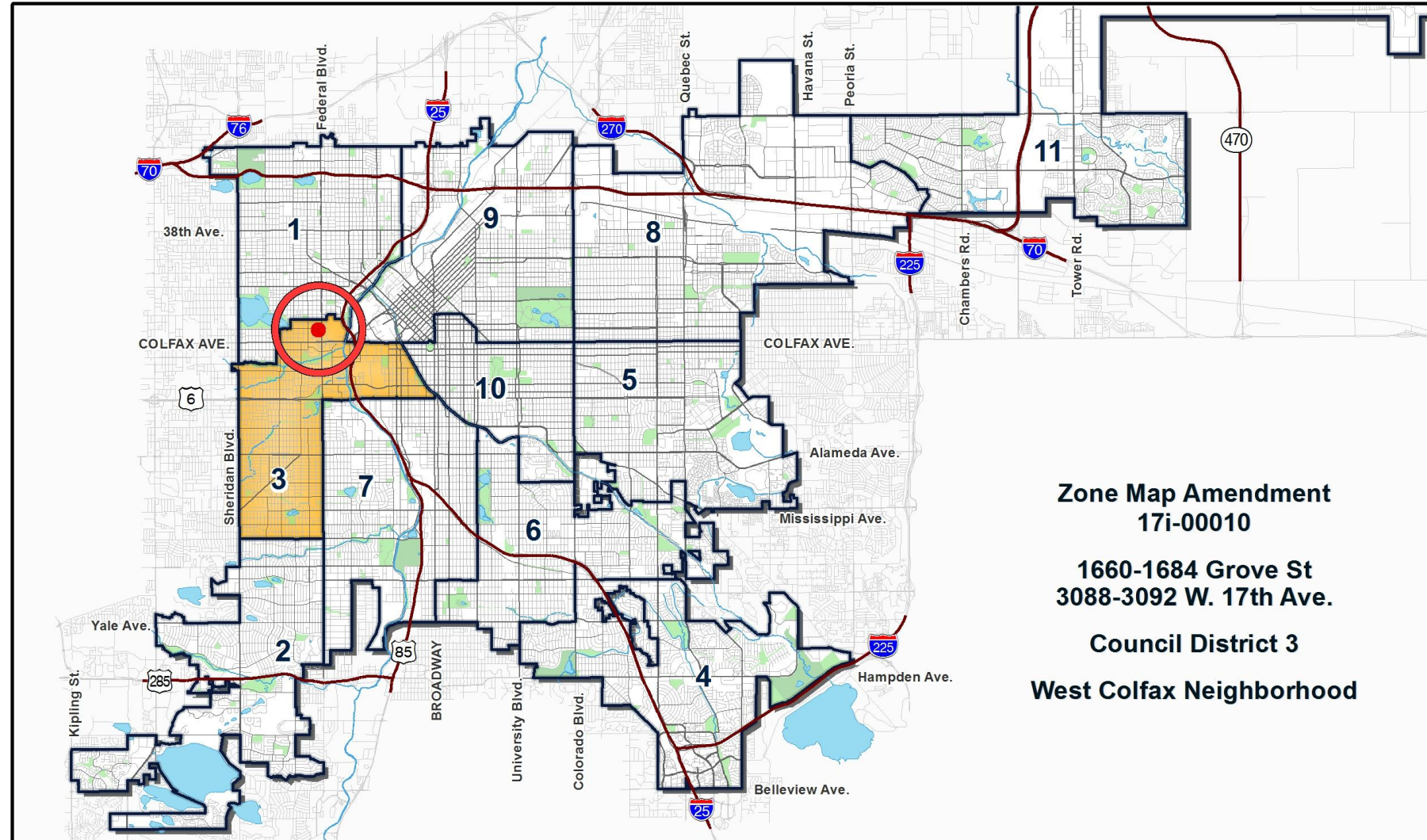




Official Map Amendment

#2017I-00010 rezoning 1660, 1682, and 1684 Grove Street , and 3088 and 3092 West 17th Avenue from G-MU-3 to C-MX-5

Council District 3

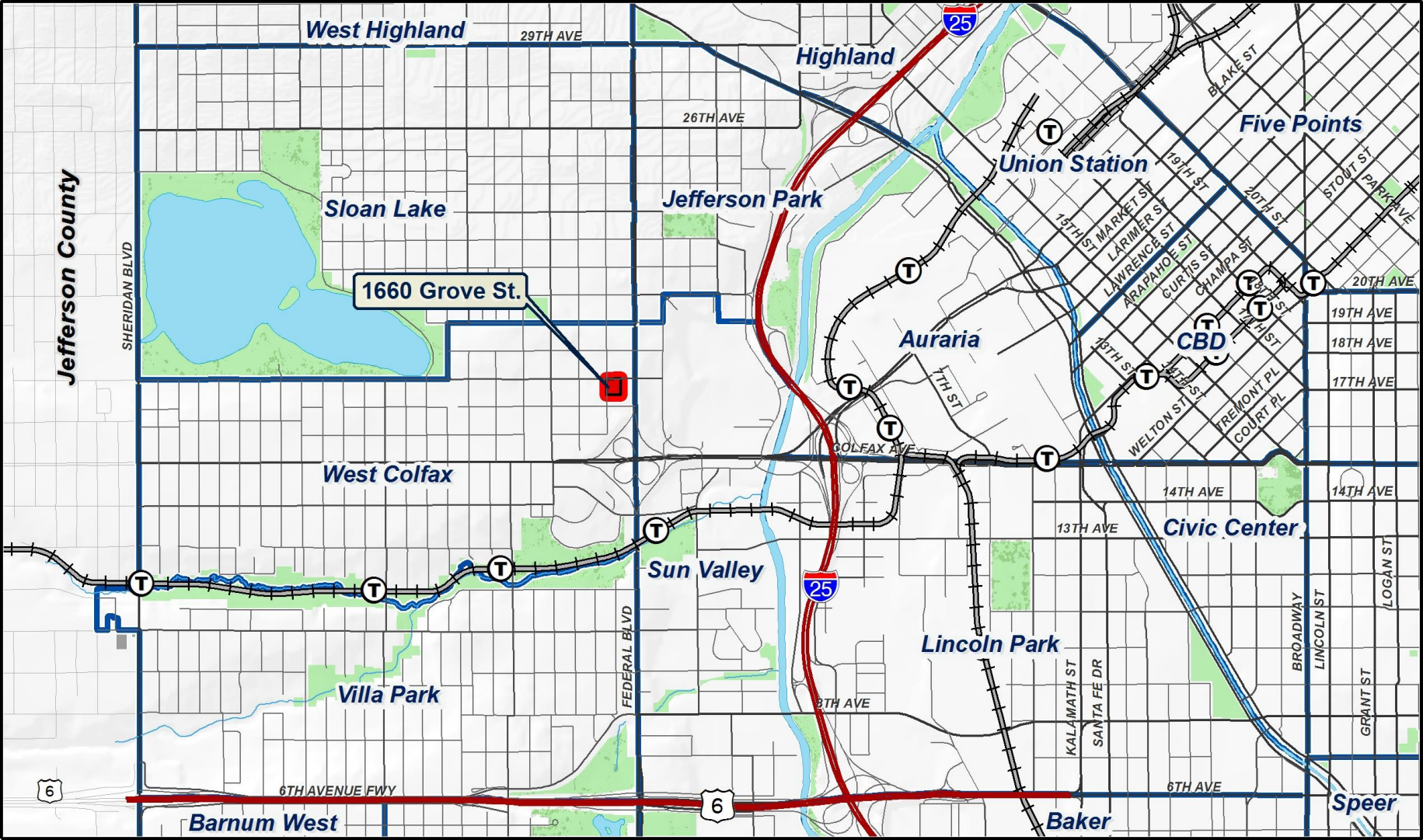


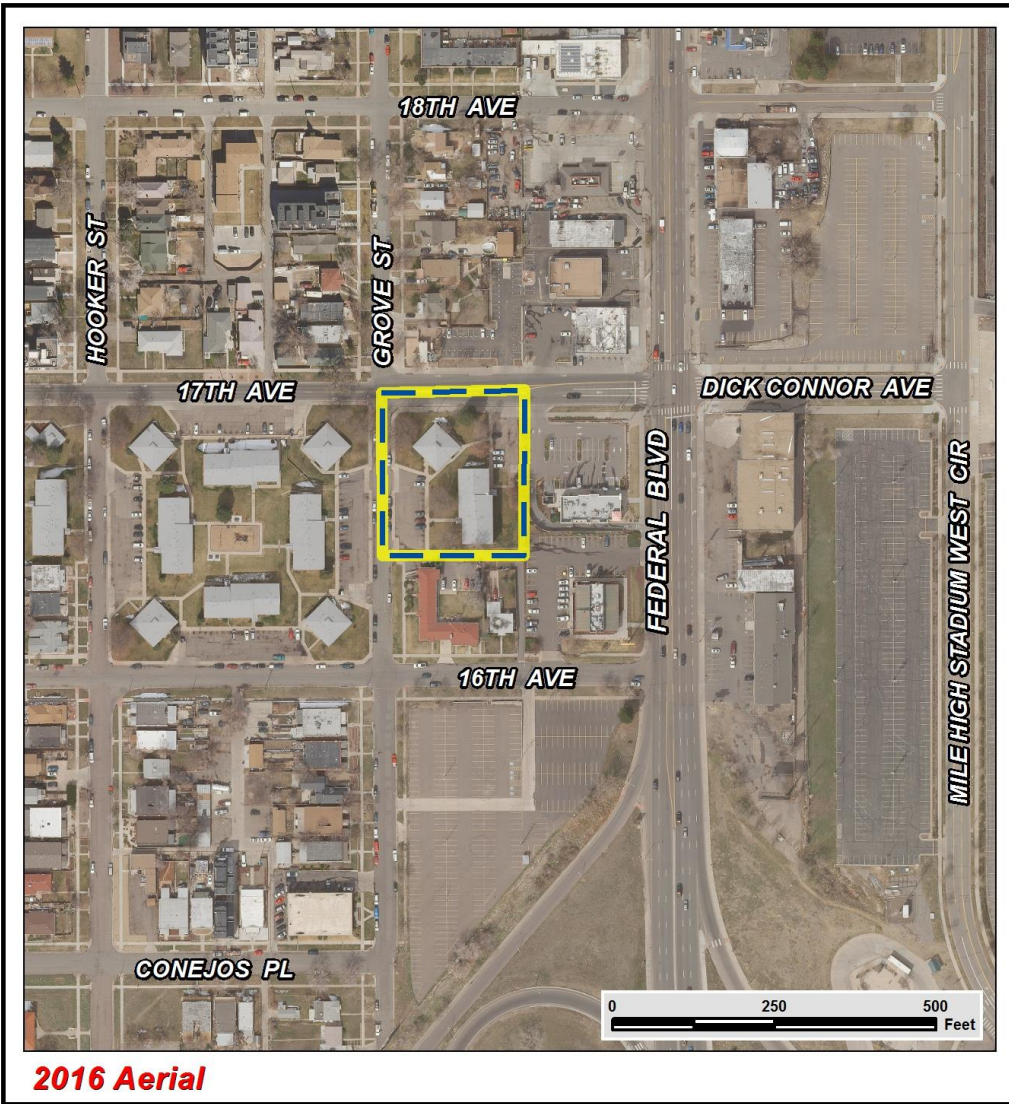
**Zone Map Amendment
17i-00010**

**1660-1684 Grove St
3088-3092 W. 17th Ave.**

**Council District 3
West Colfax Neighborhood**

West Colfax Neighborhood





Location and Request

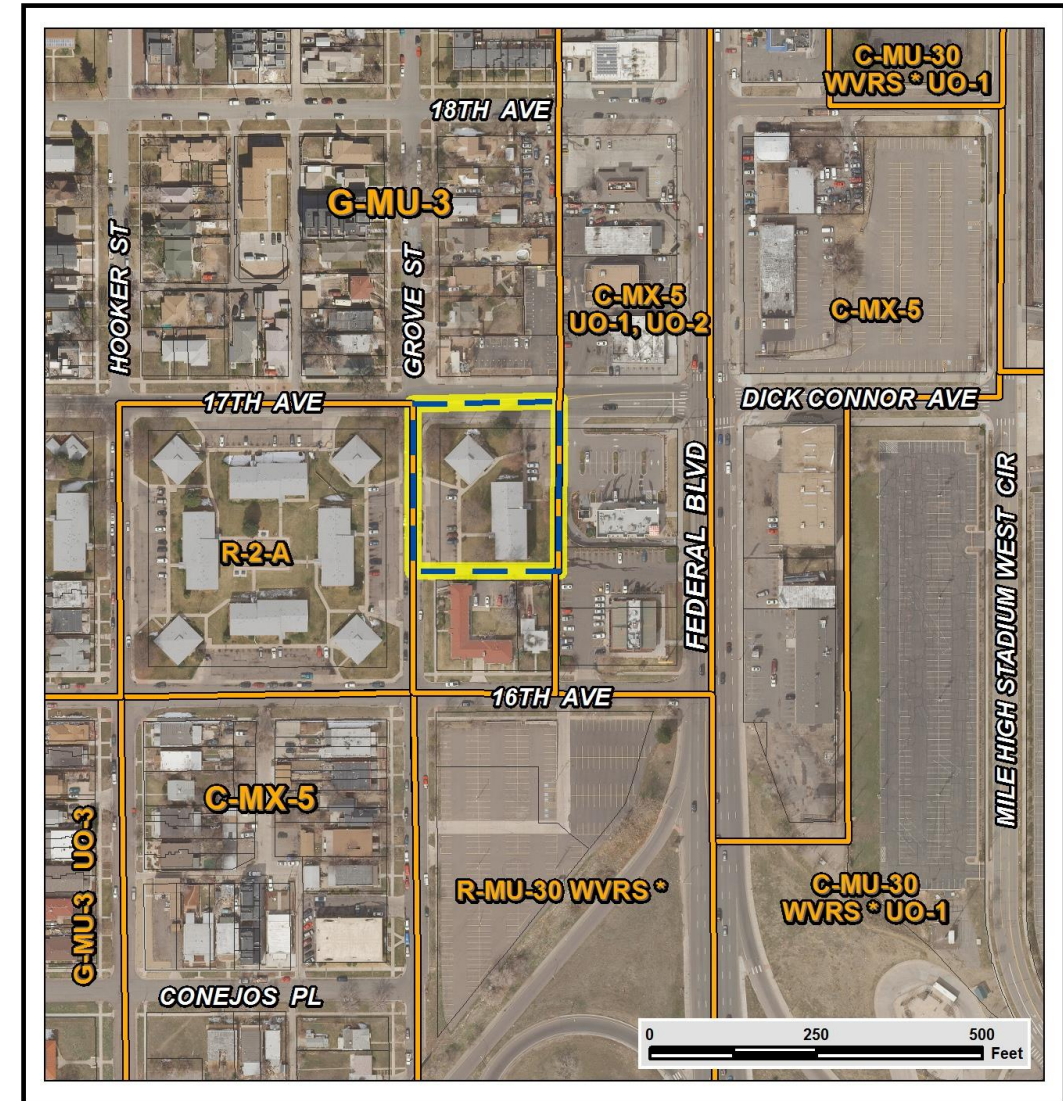
- 36,977 SF (0.85 acres)
- Multi-unit Apartments (21 DU)

Proposal:

- Rezoning from G-MU-3 to C-MX-5
- Redevelopment with Multi-unit Structure(s)

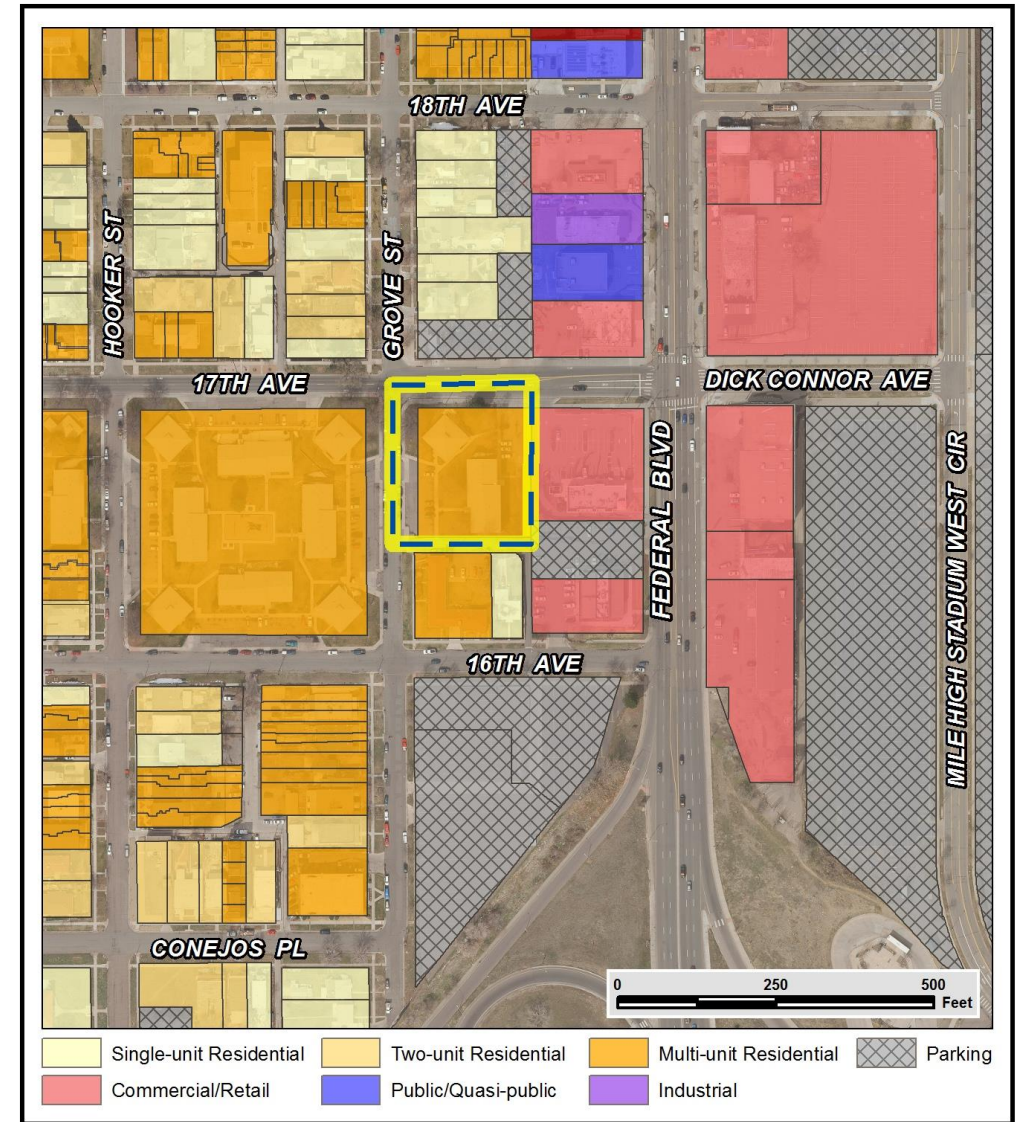
Existing Context: Zoning

- Subject site: G-MU-3
- Surrounding Properties:
 - North & South – G-MU-3
 - East – C-MX-5, UO-1 and UO-2
 - West – R-2-A



Existing Context: Land Use

- Subject Property: Affordable Multi-unit Residential
- North: Parking and Single-unit Residential
- South: Multi-unit Residential
- East: Commercial
- West: Affordable Multi-unit Residential



Existing Context – Form/Scale (Subject Property)



Existing Context – Form/Scale (Subject Property)



Proposal: C-MX-5

Urban Center Neighborhood Context – Mixed Use – 5 Stories Max



- Multi-unit Residential and Mixed-use Commercial
- Pedestrian-scaled/Diverse Areas
- Improved Transition Between Commercial and Residential

Process

- Informational Notice: 11/07/17
- Planning Board Notice Posted: 01/22/18
- Planning Board Public Hearing, by a unanimous vote of (9-0) the Board recommended approval: 02/07/18
- LUTI Committee: 02/27/18
- City Council Public Hearing: 04/09/18

Public Outreach

- RNOs
 - West Colfax Association of Neighbors; Sloan's Lake Citizens Group; West Colfax Business Improvement District; Federal Boulevard Corridor Improvement Partnership; Inter-Neighborhood Cooperation
 - No comment letters received

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)
 - West Colfax Plan (2006)
 - Decatur-Federal Station Area Plan (2013)
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

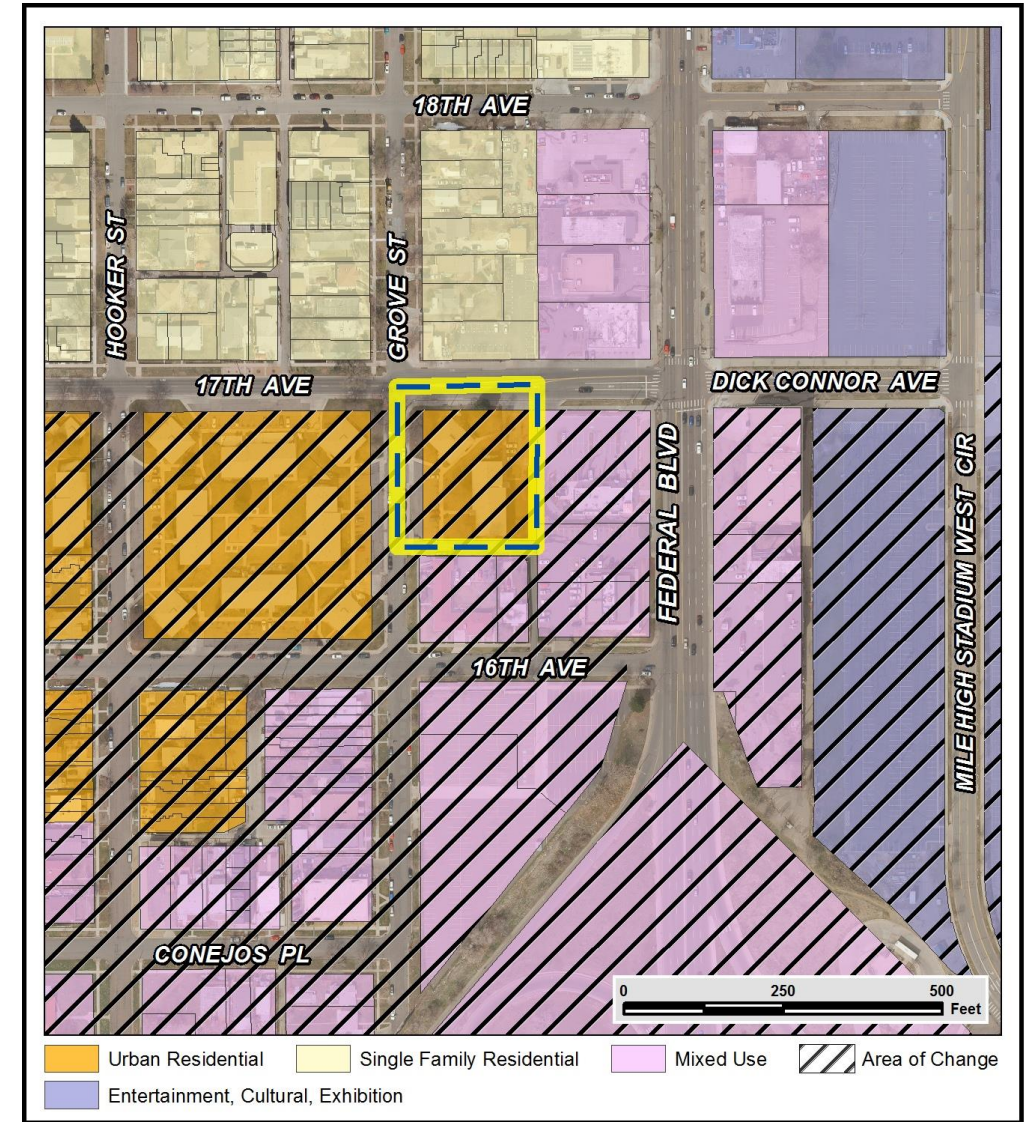
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 1-H
- Land Use Strategy 3-B
- Land Use Strategy 4-A
- Mobility Strategy 4-E
- Mobility Strategy 5-D

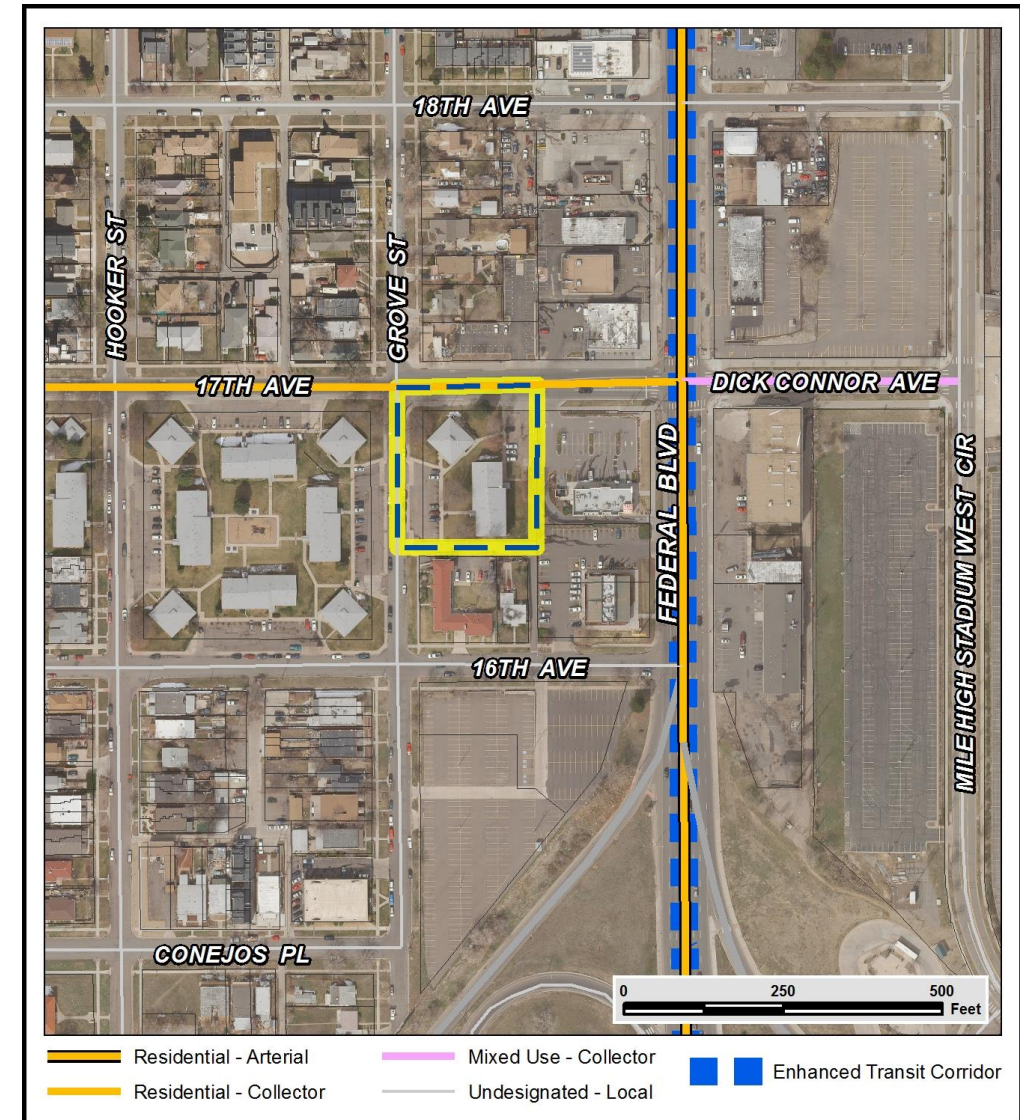
Blueprint Denver (2002)

- Area of Change
 - Channel growth where it will be beneficial
- Urban Residential
 - Higher density and primarily residential but may include a noteworthy number of complementary commercial uses
 - A mixture of housing types including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures



Blueprint Denver (2002)

- Street Classifications
 - 17th Avenue: Residential Collector
 - Collectors provide a greater balance between mobility and land access
 - A residential streets emphasize walking, bicycling and land access over mobility
 - Grove Street: Undesignated Local
 - Tailored to Local Access
 - Federal Boulevard : Residential Arterial and Enhanced Transit Corridor
 - Connect Major Urban Elements
 - Located in High Intensity Mixed-use Commercial Areas
 - Focused on developing Transit-supportive Land Uses



West Colfax Plan (2006)

- Framework Plan (Guidance for Zoning Changes)
 - Urban Town Center
 - A compact, dense, interconnected and walkable development pattern typically clustered at or near the intersection of major arterials
 - Compact, with development radiating from a dense core and a centralized gathering place
 - Land Use Goals
 - **Focus intense development to** strategic growth areas at the edges of neighborhoods, along Main Street corridors or in neighborhood centers such as transit station areas and **town centers**
 - **Maximize development of urban land** through infill of vacant parcels, redevelopment of underutilized parcels or dilapidated properties and adaptive reuse of historic resources

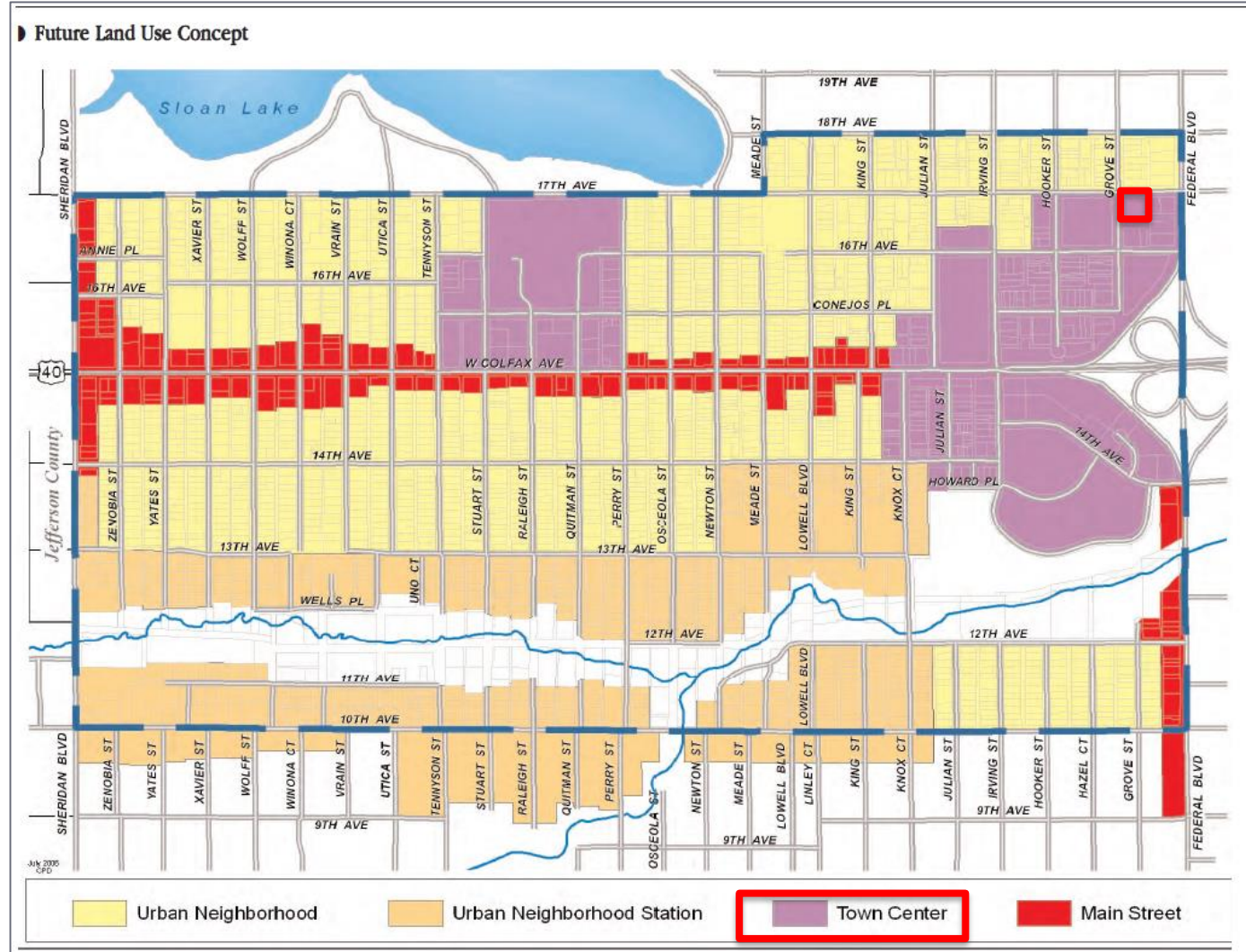
West Colfax Plan (2006)

- Framework Plan

- Land Use Recommendations

- Town Center Regulatory Tools - A **compact, dense, interconnected and walkable development pattern** typically clustered at or near the intersection of major arterials
 - **Development radiating from a dense core** and a centralized gathering place
 - Establish form based tools appropriate for the mix of building types and uses that define a town center
 - **Promote the inclusion of affordable units** in new residential developments with appropriate regulatory tools and incentives
 - **Support infill** development
 - **Focus both structural and use intensity to** main streets, transit station areas and **town centers**

West Colfax Plan (2006)

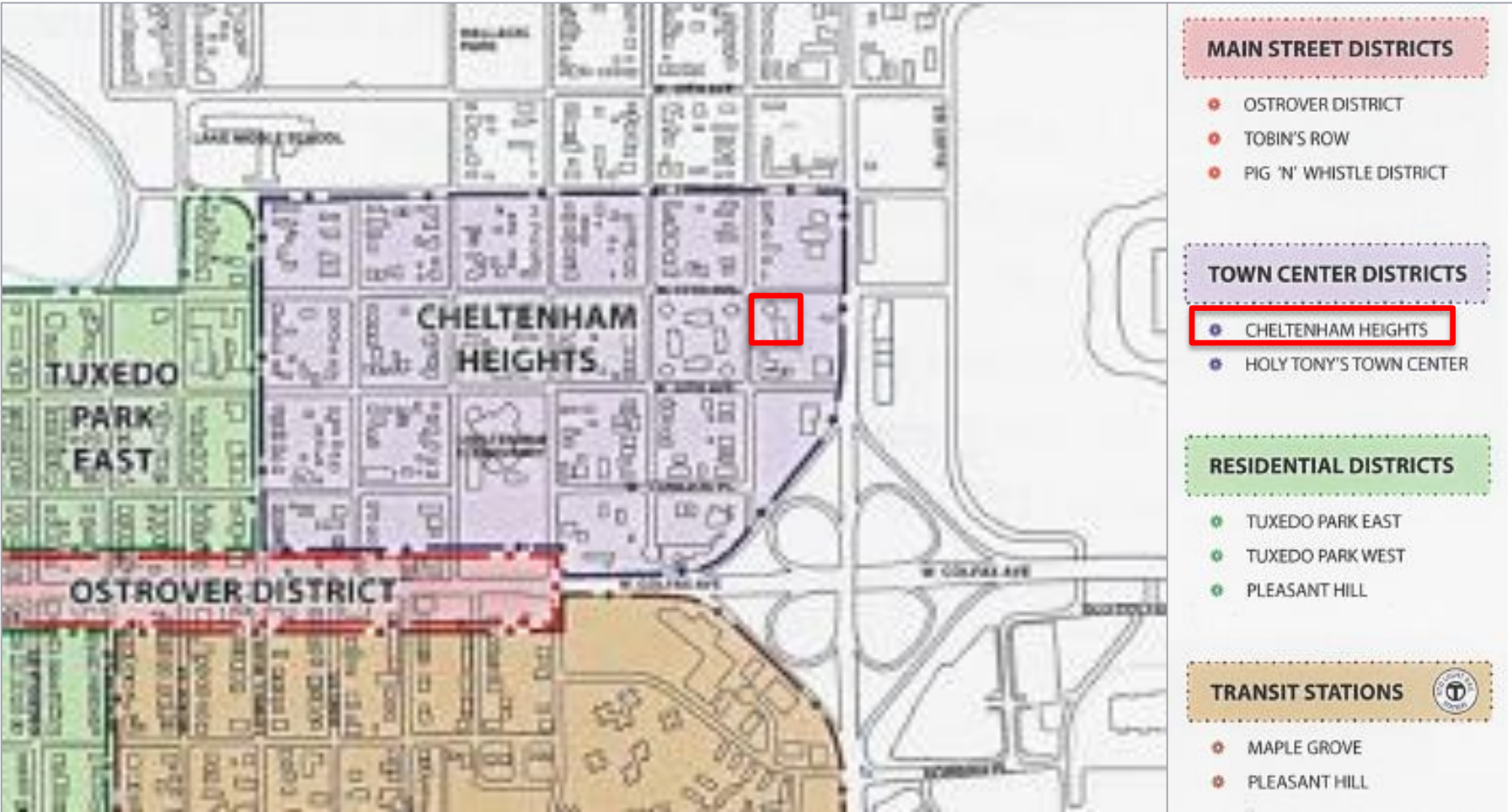


West Colfax Plan (2006)

- District Plans (Guidance on Character and Scale)
 - *Cheltenham Heights Town Center – Goals and Recommendations*
 - Organize Town Centers to **fit seamlessly with surrounding neighborhoods**
 - Develop town centers to **function as the heart of the community** with a concentration of housing, employment, civic amenities and services
 - **Focus the most intense structures and uses to a dense core** surrounding a community gathering place. Ring this dense core with medium intensity structures that taper in height, mass and scale to a fringe area where the town center blends with surrounding neighborhoods
 - **Ensure a dynamic mix of uses** to serve the daily needs of nearby residents and destination itineraries of regional visitors...Offer a broad mix of housing types, occupancy status, densities and costs
 - **Focus the most intense development to areas east of Julian Street** and taper development intensity and scale as the town center approaches Tuxedo Park East.
 - **Promote significant increases in residential densities** (including both affordable and market rate units) to encourage urban living near downtown, transit and community activities.
 - **Improve the permeability of the town center and establish gateways at West 17th Avenue, Hooker and Irving Streets** to better incorporate this area with the larger community

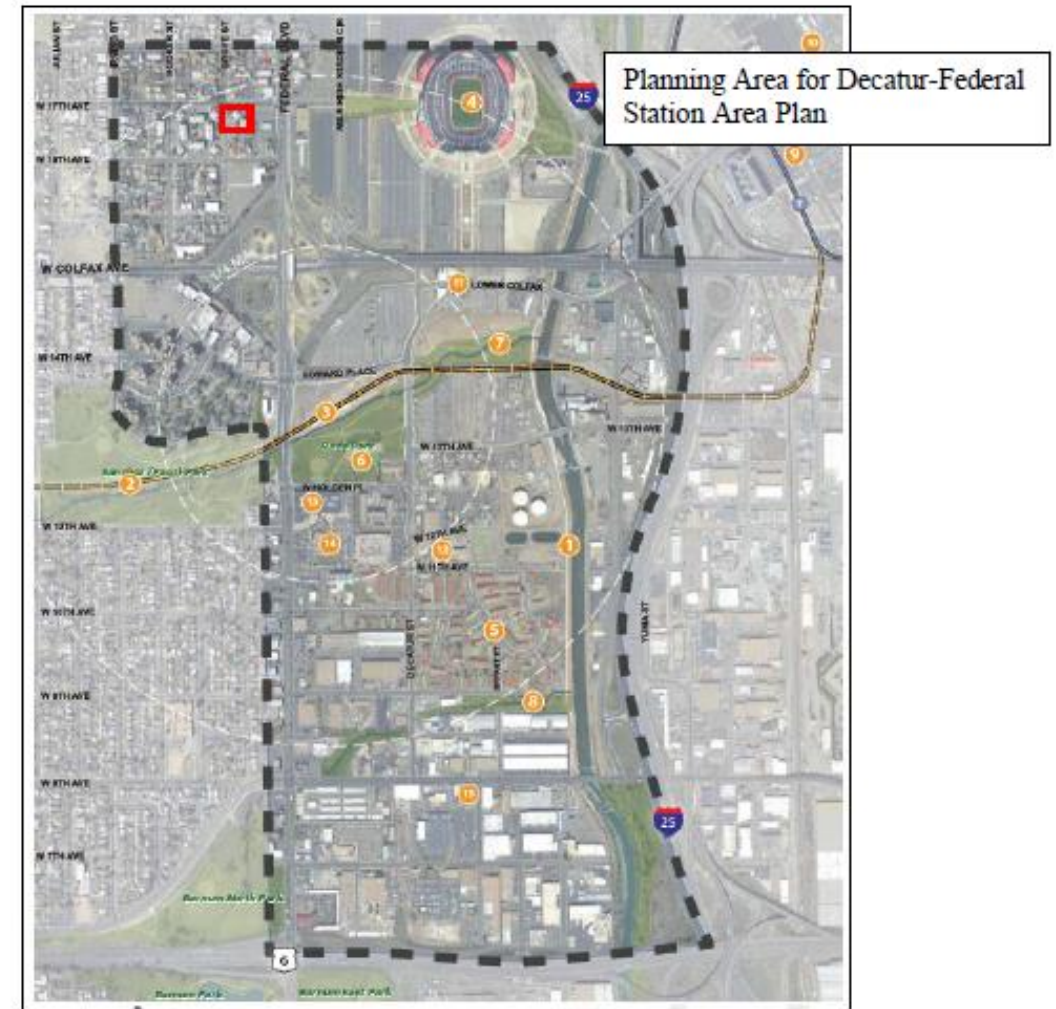
West Colfax Plan (2006)

District Plans



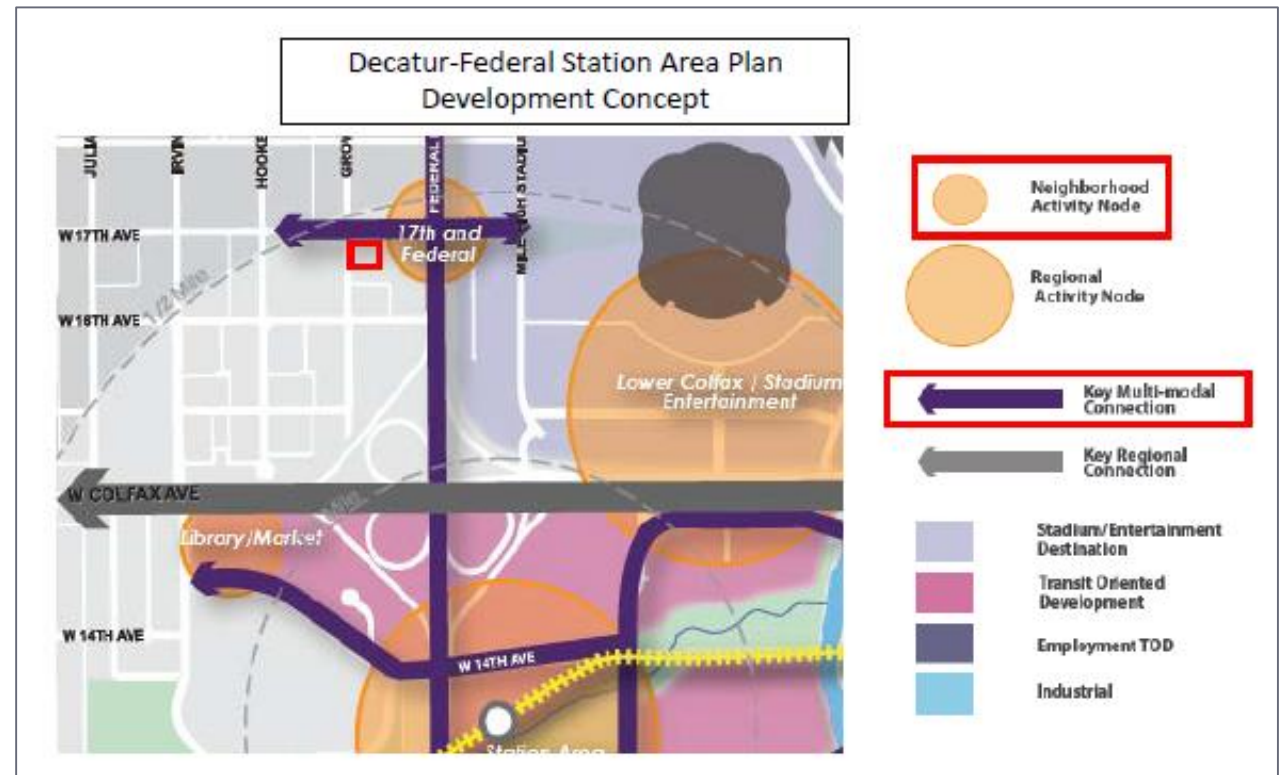
Decatur-Federal Station Area Plan (2013)

- Focused primarily on Sun Valley Neighborhood
- Incorporates and refines Comprehensive Plan and Blueprint Denver Recommendations
- Did not change the recommendations of the West Colfax Plan



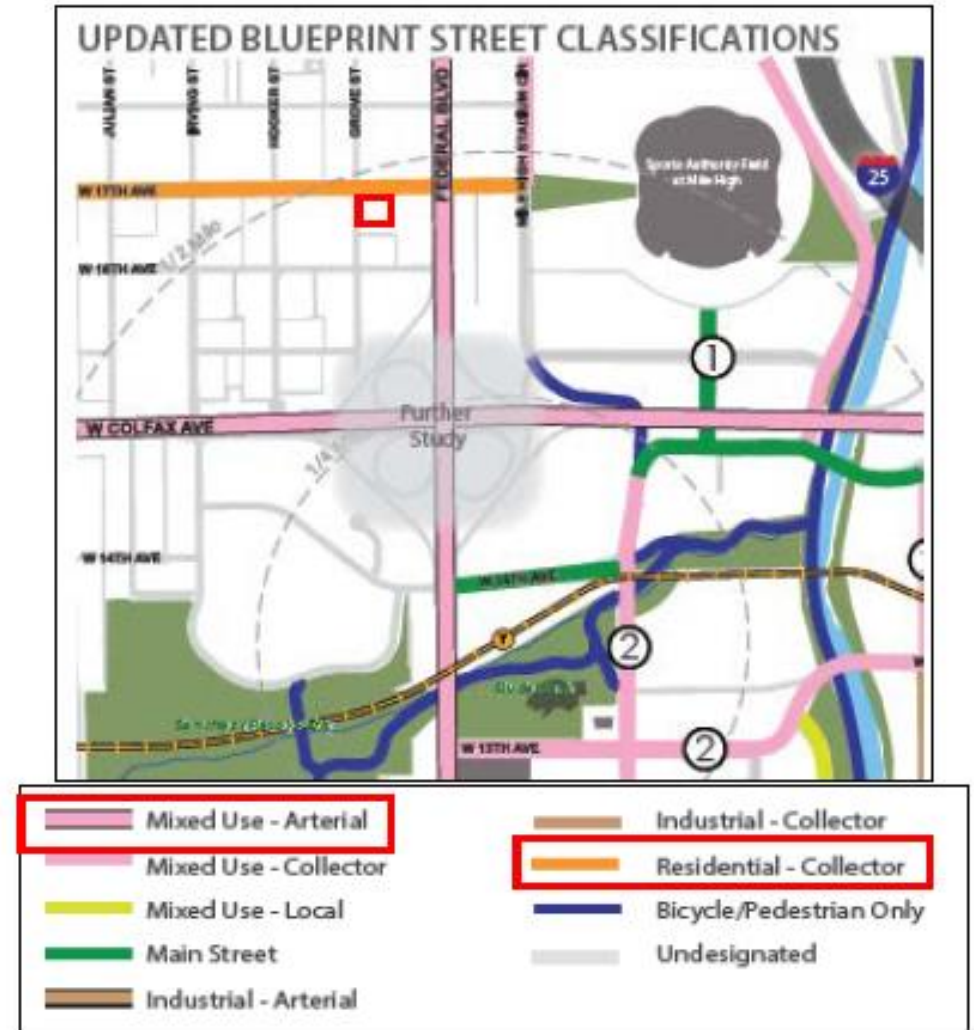
Decatur-Federal Station Area Plan (2013)

- Development Concept
 - The station will connect the area to Downtown and the region
 - Federal Boulevard and 17th Avenue is a Neighborhood Activity Node
 - Federal Boulevard and 17th Avenue are key multi-modal connections linking both Neighborhood and Regional Activity Nodes



Decatur-Federal Station Area Plan (2013)

- Updated Street Classifications
 - 17th Avenue – Stays a Residential Collector
 - Federal Boulevard – Moves from Residential Arterial to Mixed Use Arterial
 - Emphasize a variety of travel choices to provide access to adjacent residential, commercial and employment uses

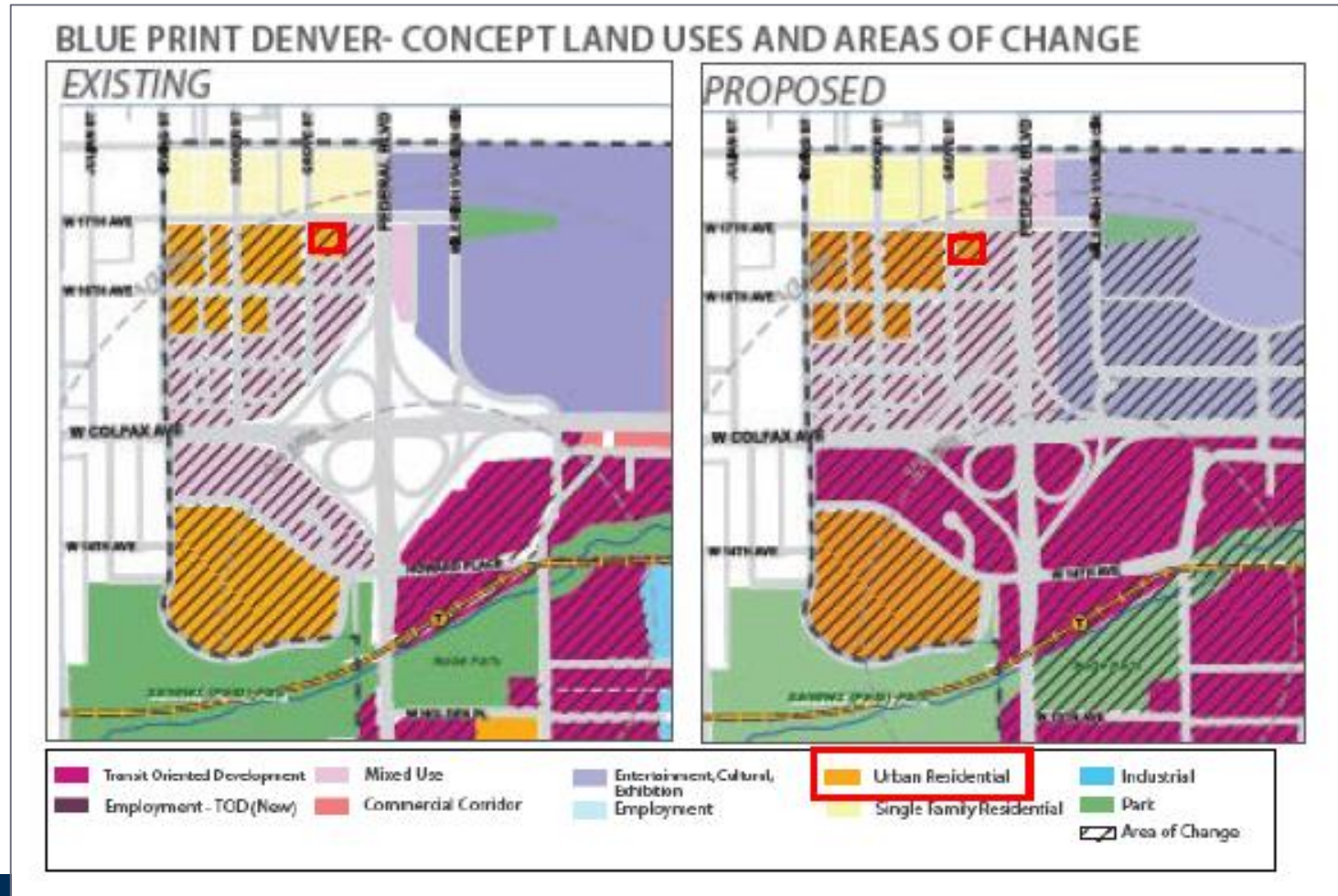


Decatur–Federal Station Area Plan (2013)

- TOD Recommendations
 - **Create compact development patterns** with small blocks and consistent building frontages that spatially define public streets and open spaces, **creating a diverse, cohesive and walkable community**
 - **Encourage both a vertical and horizontal mix of land uses** including multifamily residential, office, commercial, and public uses
 - **Attract high quality, mixed income residential communities** within the TOD area (a transformative project in this Plan). Encourage housing development that meets the needs of families, young professionals, students and elderly households of various income levels. A variety of residential building forms appropriate for this TOD include row houses, low-, mid-, and high-rise multifamily, and live/work

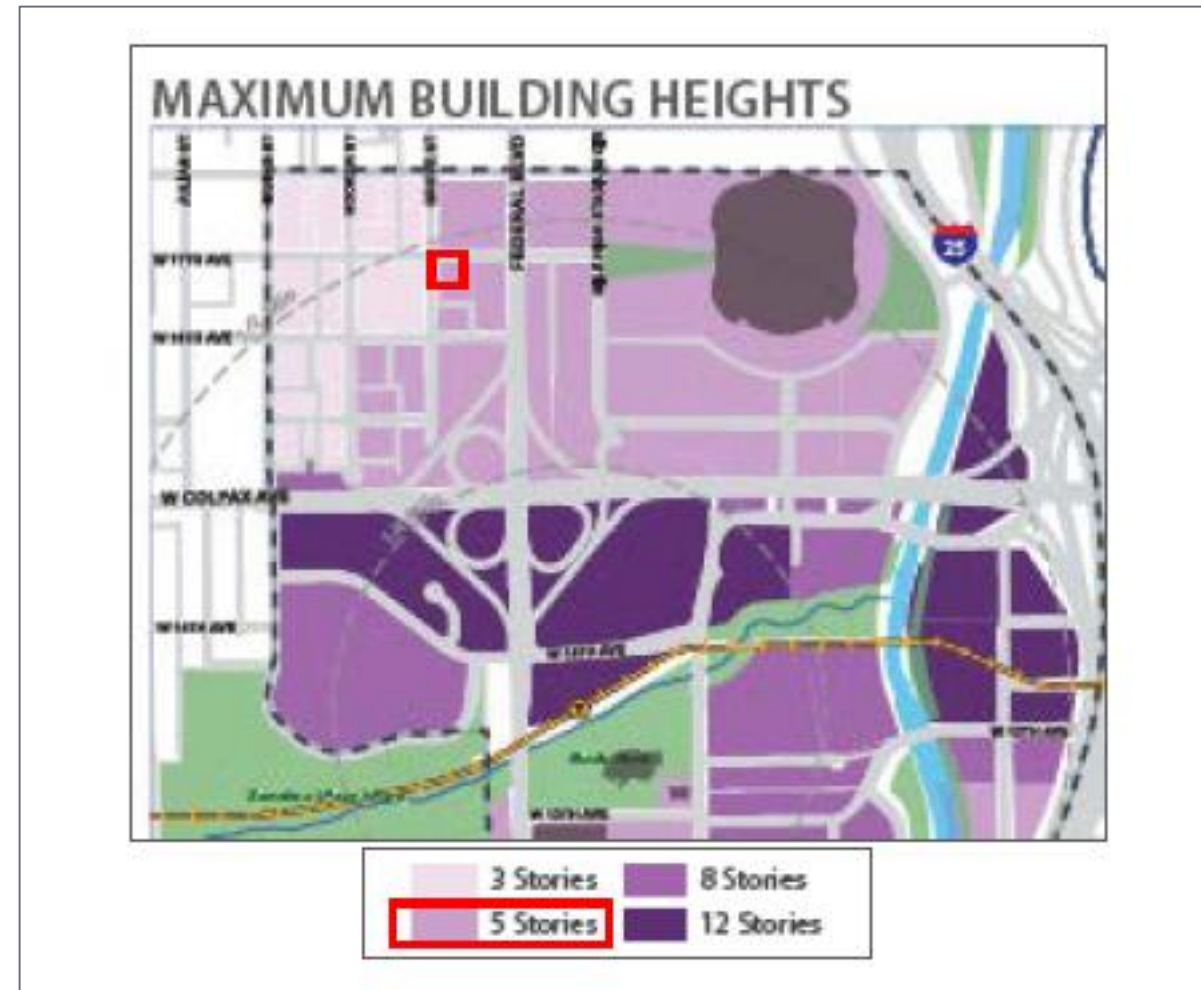
Decatur – Federal Station Area Plan (2013)

- Updated Blueprint Denver Concept Land Uses and Areas of Change



Decatur-Federal Station Area Plan (2013)

- Recommendations for Residential Communities
 - Create a mixed income neighborhood:
 - Encourage development of a variety of high quality and attainably priced residential options to meet the needs of families, young professionals, students and elderly households of various income levels.
 - Encourage development of new high quality affordable housing units while seamlessly integrating them with workforce and market rate units



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent with a standard zone district
3. Further Public Health, Safety and Welfare
 - By encouraging denser, mixed use redevelopment near an Enhanced Transit Corridor and transit station, which could support access to shopping, jobs and services, transit ridership and which is implementing the vision set forth in the City's adopted plans.
4. Justifying Circumstances
 - Changed or Changing Conditions: Changes occurring in the West Colfax area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The proposed zoning is consistent with the Urban Center Context, will allow a mixture of land uses compatible with the area and will allow new moderately-scaled mixed-use and transit-oriented residential development that is in character with the area.

CPD Recommendation

CPD recommends **approval**, based on finding that 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