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# South Sloan's Lake Subdivision, Filing 1, Block 2, Lots 1 & 2

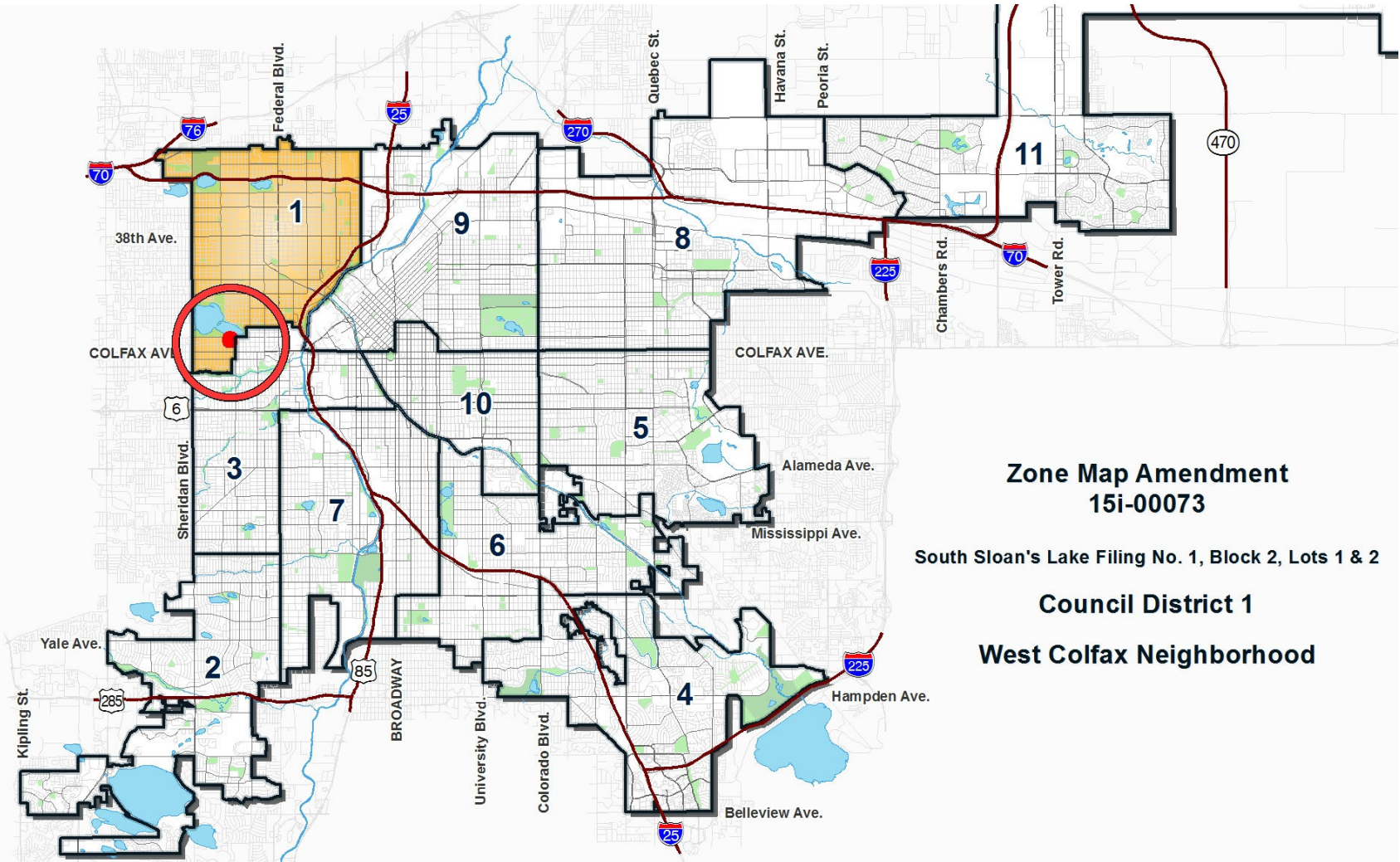
**From C-MX-5/DO-5 to C-MX-8/DO-5**

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**DenverGov.org** | **311**



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# Location From C-MX-5/DO-6 to C-MX-8/DO-5



## Zone Map Amendment 15i-00073

South Sloan's Lake Filing No. 1, Block 2, Lots 1 & 2

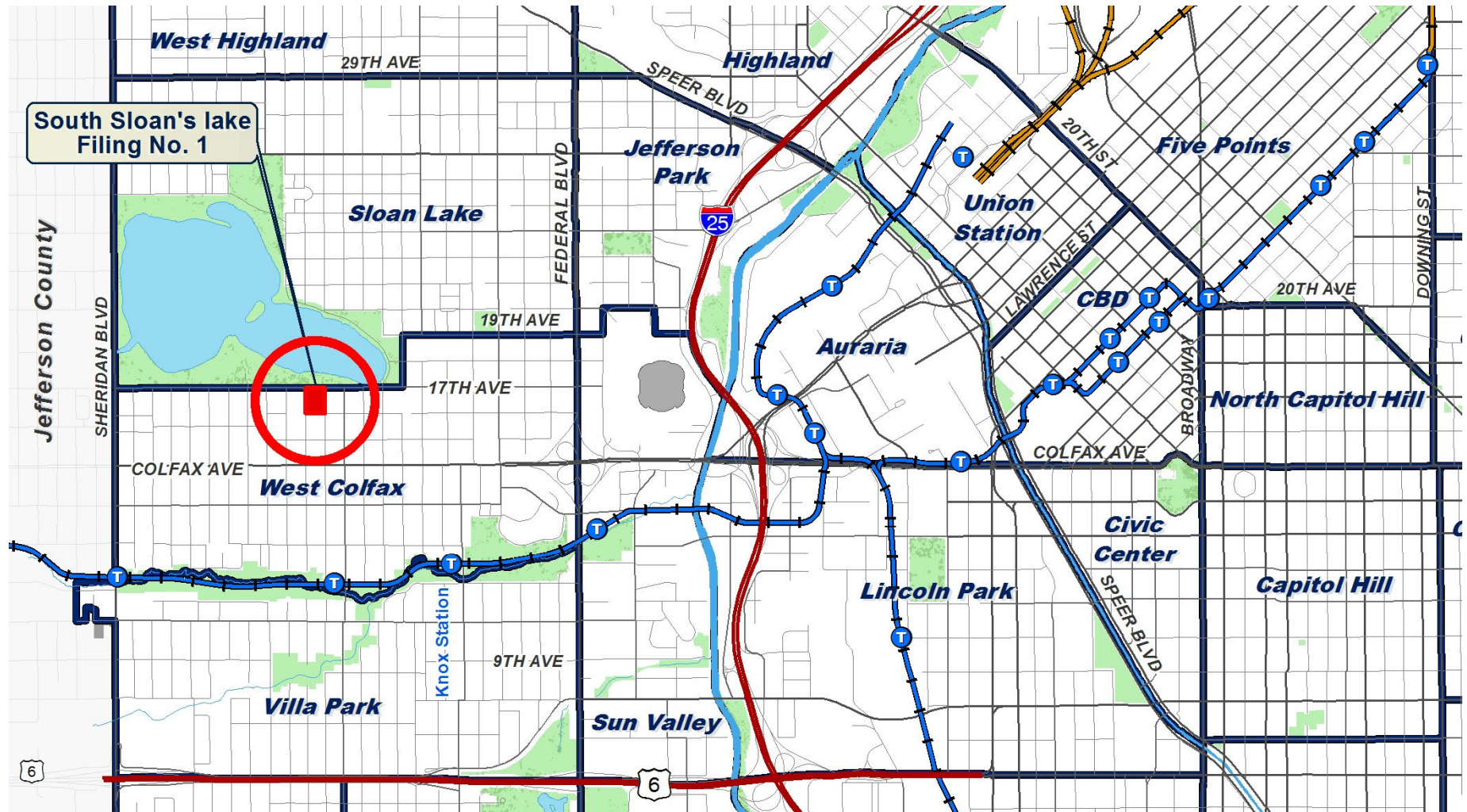
**Council District 1**

**West Colfax Neighborhood**



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# West Colfax Neighborhood







- On 17<sup>th</sup> Avenue, Between Raleigh and Quitman Streets, and 17<sup>th</sup> and 16<sup>th</sup> Avenues
- Across 17<sup>th</sup> Avenue from Sloan's Lake Park
- 2 blocks north of West Colfax Avenue
- 4 blocks north of Perry Street Light rail station
- Yeshiva Toras Chaim High School Academy, directly west of block 6
- Colfax Elementary School, on Colfax Avenue directly west of block 7



- Property:
  - 2.31 Acres, 100,664 SF
  - Vacant land
- Property Owner:
  - Requesting rezoning to redevelop the property
  - Rezone from C-MX-5/DO-5 to C-MX-8/DO-5

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



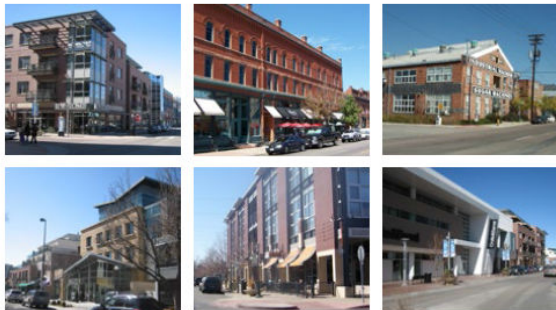
# Request: C-MX-8/DO-5

## Urban Center Neighborhood Context – Mixed Use – 8 stories max. ht. / Design Overlay 5

Article 7, Urban Center Neighborhood Context  
Division 7.1 Districts

Article 7, Urban Center Neighborhood Context  
Division 7.1 Neighborhood Context Description

### DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



#### SECTION 7.1.1 GENERAL CHARACTER

The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

#### SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

#### SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION

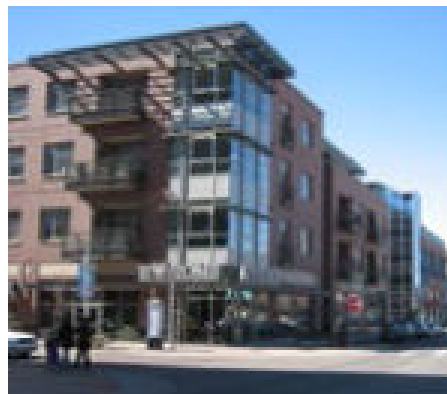
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

#### SECTION 7.1.4 BUILDING HEIGHT

The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

#### SECTION 7.1.5 MOBILITY

There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.





- Existing Zoning – C-MX-5/DO-5
- South Sloan’s Lake General Development Plan
- Vacant, with new construction underway of infrastructure and 5-story mixed use structure south of subject property



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# Existing Context - Zoning

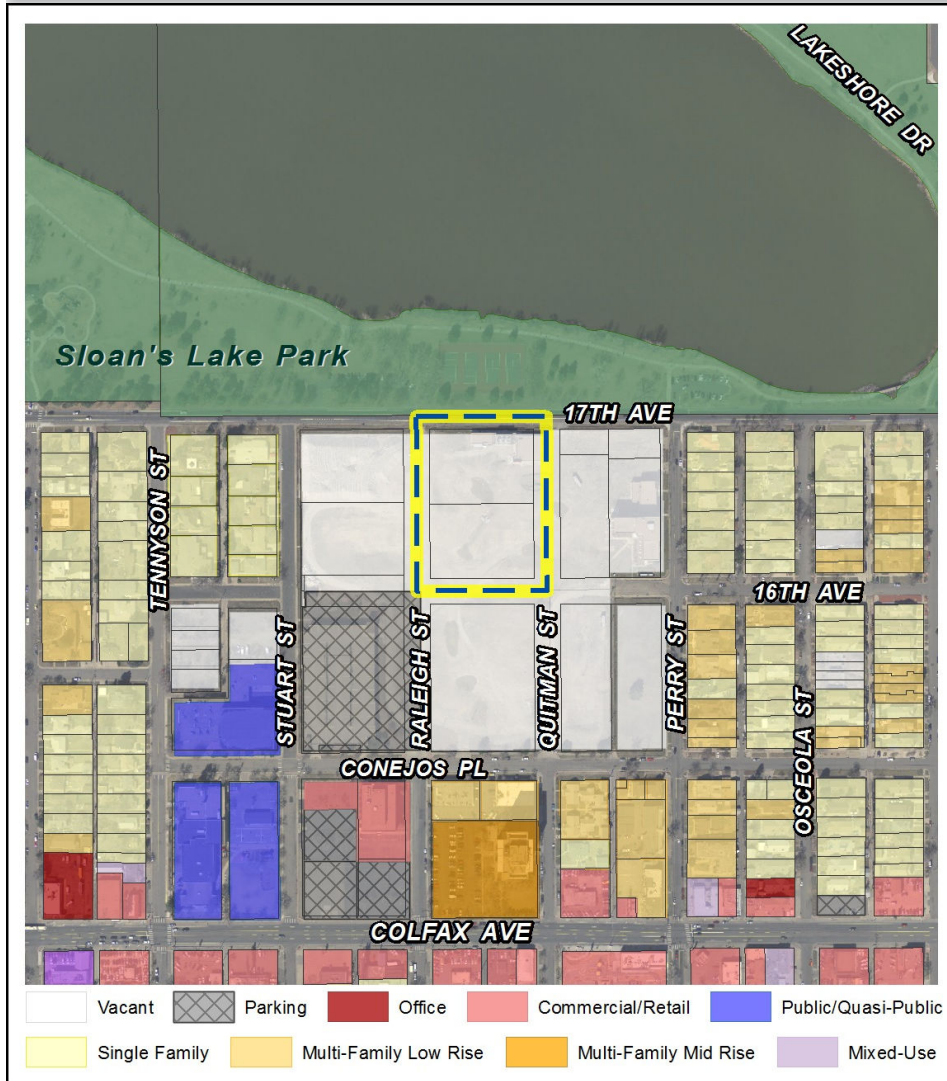


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# Existing Context – Zoning Design Overlay (DO-5)





- Existing Use – Vacant
- Surrounding Uses:
  - City Park
  - 5-story Multi-unit with Ground Floor Retail (Mixed Use) Under Construction
  - Existing Vacant 5-6-Story Structure
  - Vacant





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# Existing Context - Building Form/Scale





- Planning Board – September 16, 2015
- Neighborhoods and Planning Committee – October 14, 2015
- City Council – tentatively November 23, 2015
- Public Outreach
  - RNOs
    - Denver Neighborhood Association, Inc.
    - Inter-Neighborhood Cooperation
    - Sloan’s Lake Citizen’s Group
    - Sloan’s Lake Neighborhood Association
    - West Colfax Association of Neighbors
    - West Colfax Business Improvement District
  - To date eleven comment letters have been received

## 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: Consistency with Adopted Plans

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver (2002)
  - West Colfax Plan (2006)
  - Sloan's Lake General Development 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



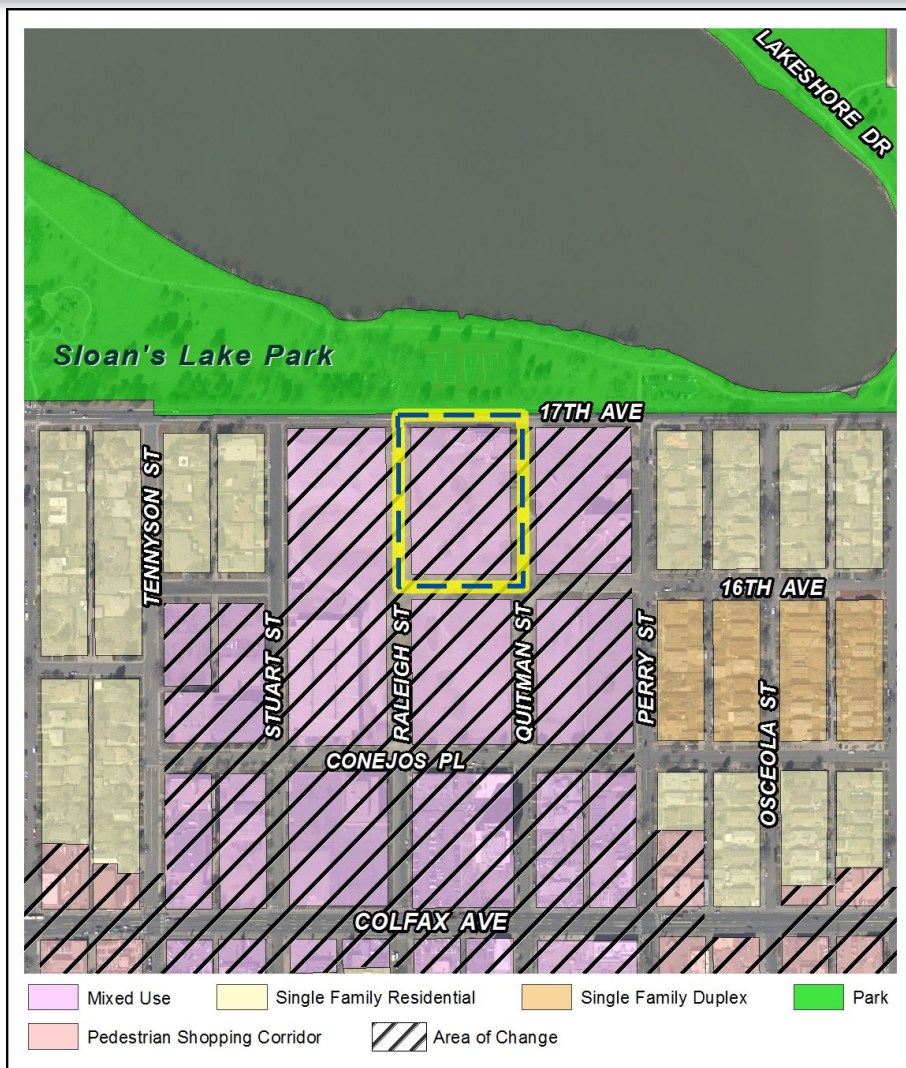


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

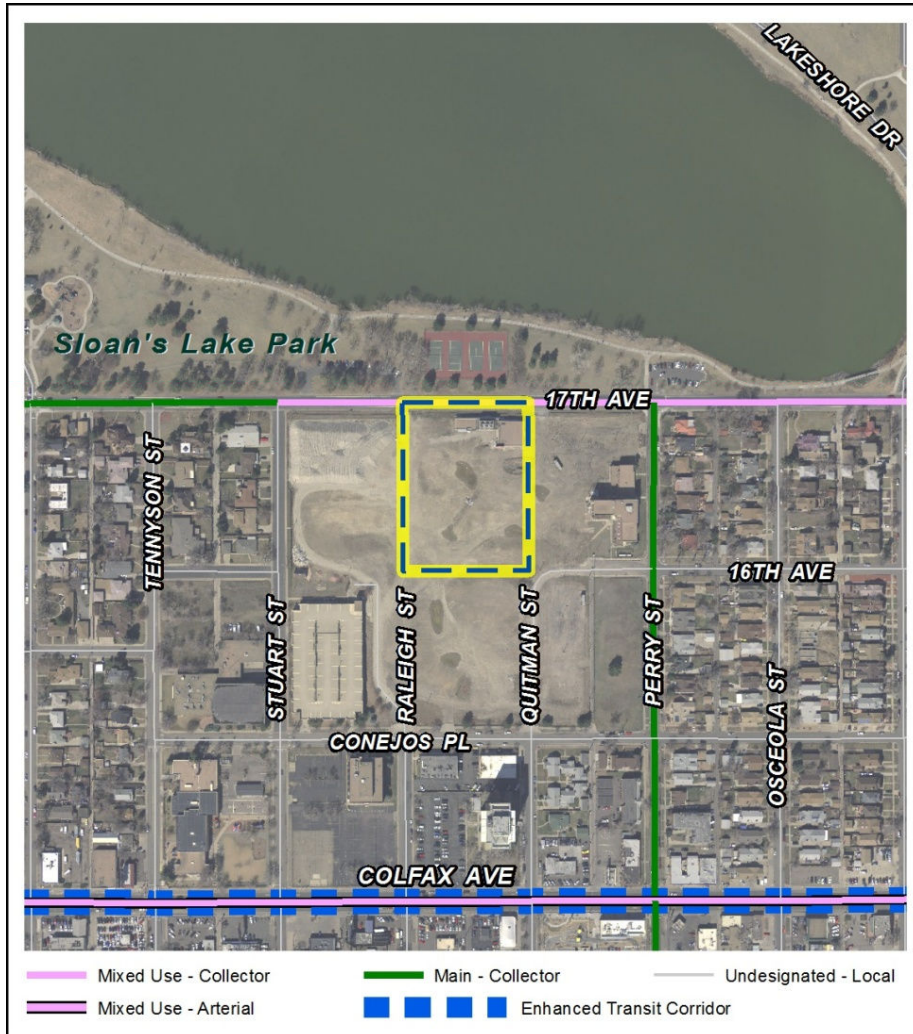
- Conserve land by *promoting infill development* within Denver at sites *where services and infrastructure are already in place*; designing *mixed use communities* and reducing sprawl so *that residents can live, work and play within their own neighborhood*.
- Encourage quality *infill development* 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.
- Continue to *strengthen* and where necessary *revitalize* Denver's *commercial corridors, such as East and West Colfax, Broadway, Colorado Boulevard, East Evans and South Federal*

# Review Criteria: Consistency with Adopted Plans



- **Blueprint Denver 2002**
- Land Use Concept:
  - **Mixed Use**
    - Residential areas having sizable employment and housing bases where intensity of development is higher and land uses are mixed.
  - **Area of Change**
    - Channel growth where is beneficial and it can best improve access to jobs, housing, services
    - Focus growth to benefit the City as a whole

# Review Criteria Consistency with Adopted Plans



## Blueprint Denver (2002)

- Street Classification
  - W 17<sup>th</sup> Ave. - mixed use collector
  - Raleigh and Quitman Streets (New Streets)
- Enhanced Transit Corridor
  - West Colfax Avenue – Evaluate for Enhanced Transit Service
  - Support transit with mix of transit-supportive uses





# Review Criteria Consistency with Adopted Plans

## West Colfax Plan (2006)

South Sloan's Lake redevelopment is “***a catalyst redevelopment opportunity for the entire West Colfax area***”

**Framework Plan** - “*provide the technical guidance for zoning regulatory changes*”

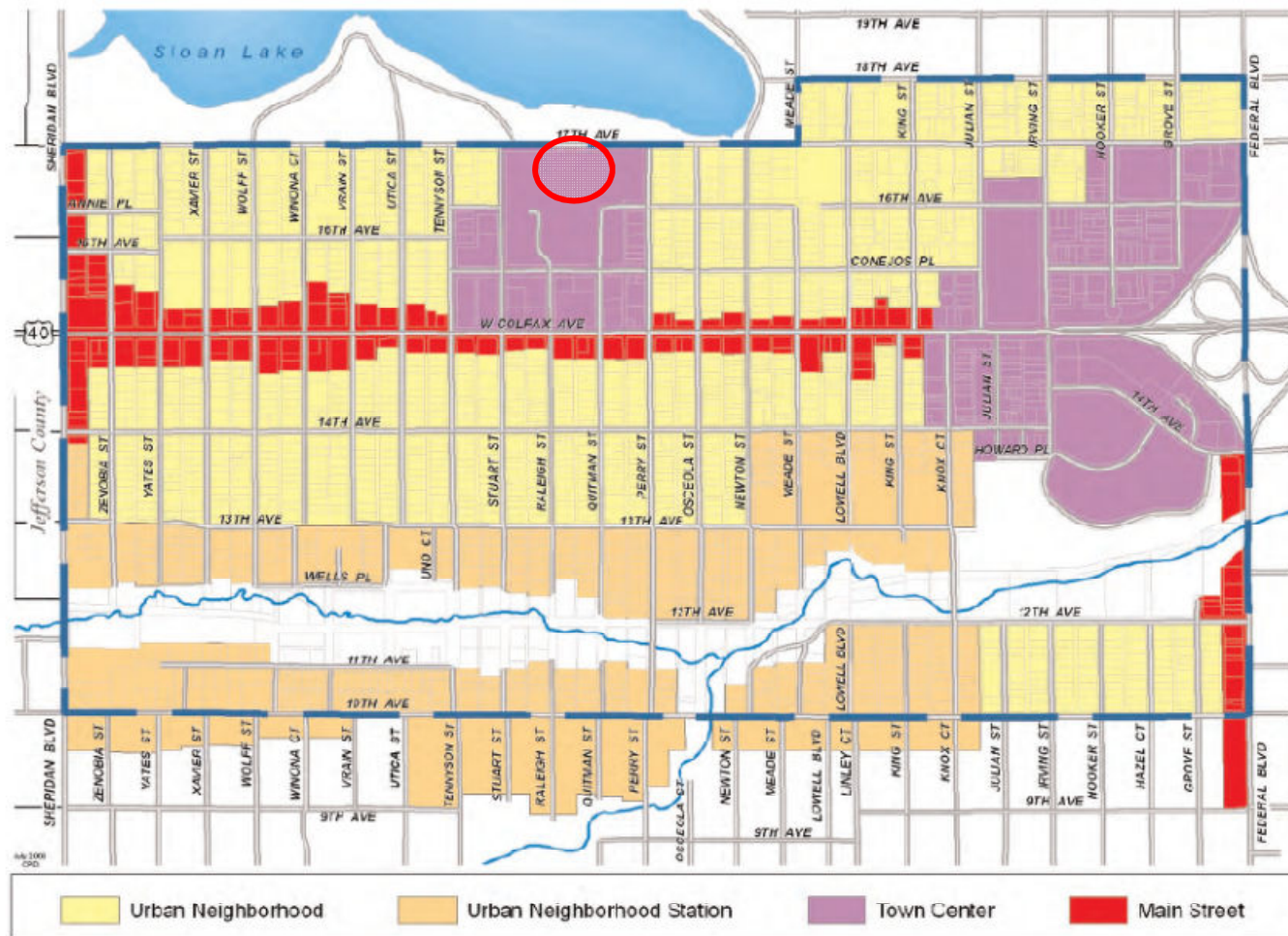
**District Plans** - “*to distinguish the unique attributes of distinct parts of the neighborhood*”



# Review Criteria Consistency with Adopted Plans

## West Colfax Plan – Framework Plan

Future Land Use Concept



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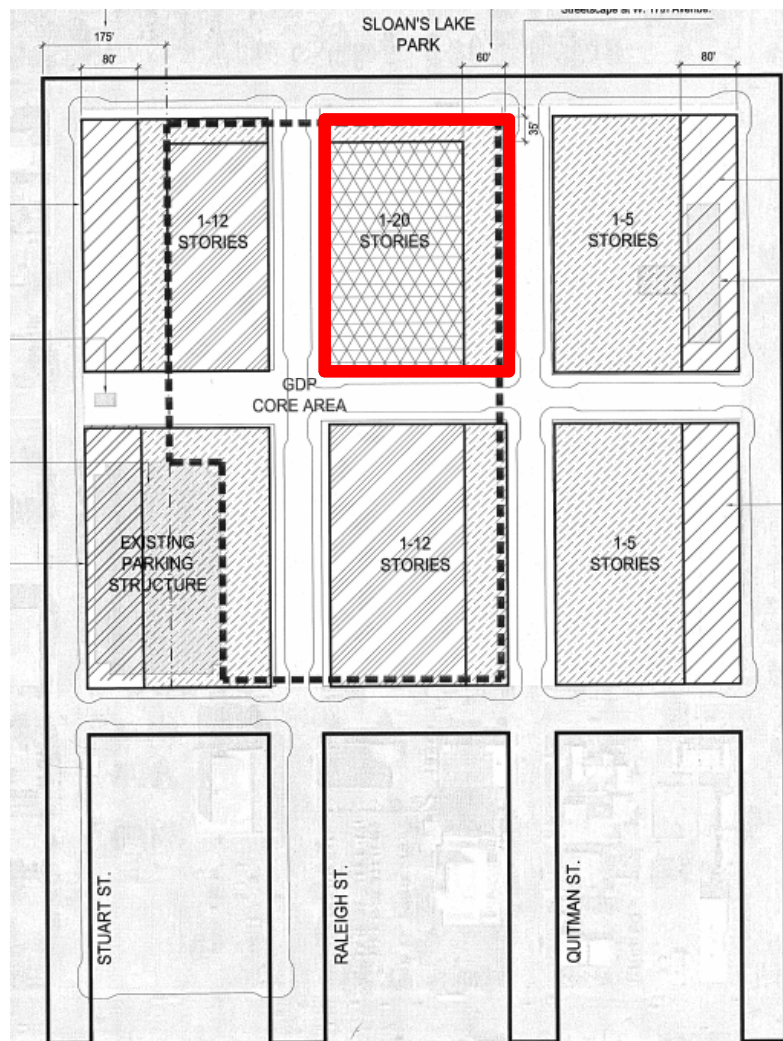
# Review Criteria: Consistency with Adopted Plans

## West Colfax Plan

- *“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.”*
- *“Introduce a greater share of market rate housing units. Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets).”*
- *“Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops. Consider the complementary nature of a project in the context of surrounding or nearby uses. Encourage both horizontal and vertical mixed-use development. Minimize new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking.”*
- *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*



# Review Criteria Consistency with Adopted Plans



## South Sloan's Lake GDP

- 20 story maximum height with height transitions on 17<sup>th</sup> Avenue and west side of Quitman Street
- Height Transitions
  - Step down along 17<sup>th</sup> Ave: 5 stories within 35 ft of 17<sup>th</sup> Avenue
  - Step down along Quitman: 5 stories within 60 ft of Quitman Street

## Map Amendment Results in Regulations that are Uniform Across the District

- The proposed rezoning to C-MX-8/DO-5 will result in the uniform application of zone district building form, use and design regulations within this district.



## Review Criteria

# Furtheres the Public Health, Safety, and Welfare

- The C-MX-8 implements the West Colfax Plan “town center” land use concept
- The proposed C-MX-8 zone district requires upper story setbacks near protected districts and promotes pedestrian-scaled design.
- The DO-5 overlay design district provides additional transitions with a five-story height limit along 17<sup>th</sup> Avenue and Quitman Street.



# Review Criteria Justifying Circumstances

- Pursuant to DZC Section 12.4.10.8, the land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
  - Rezoning is part of redevelopment of former St. Anthony Hospital with changes occurring throughout.





# Neighborhood Context, Purpose and Intent

- C-MX-8
  - Urban Center Context promotes safe, active pedestrian-scaled, diverse areas
  - Multiple residential and commercial building forms and land uses
  - C-MX-8 intended to be applied to areas of intersections served primarily by arterial streets where a building scale of 2-8 stories is desired



# Neighborhood Context, Purpose and Intent

- DO-5
  - Requires maximum height of 5 stories/70 feet within 43 feet of W. 17<sup>th</sup> Ave zone lot line
  - Requires maximum height of 5 stories/70 feet within 60 feet of the Quitman zone lot line

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans, including GDP
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



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# Transportation Considerations – What is reviewed, when, and by whom...

Process - Scope	Transportation Considerations	City Staff	Planning Board
<p><b>Area Plan</b> Describes VISION for an <b>area</b></p>	<p>Review for consistency with Comprehensive Plan - Identify and prioritize mobility goals</p>	<p>✓</p>	<p>✓</p>
<p><b>Zoning</b> Defines REGULATIONS for a <b>property</b></p>	<p>Consider street classifications relative to neighborhood context</p>	<p>✓</p>	<p>✓</p>
<p><b>Permit</b> Assesses <b>specific project</b></p>	<p>Assess potential traffic impacts associated with any development</p> <p>Determine if traffic study is needed</p> <p>Identify and require mitigation measures as needed to optimize traffic flow before permits are</p>	<p>✓</p>	