



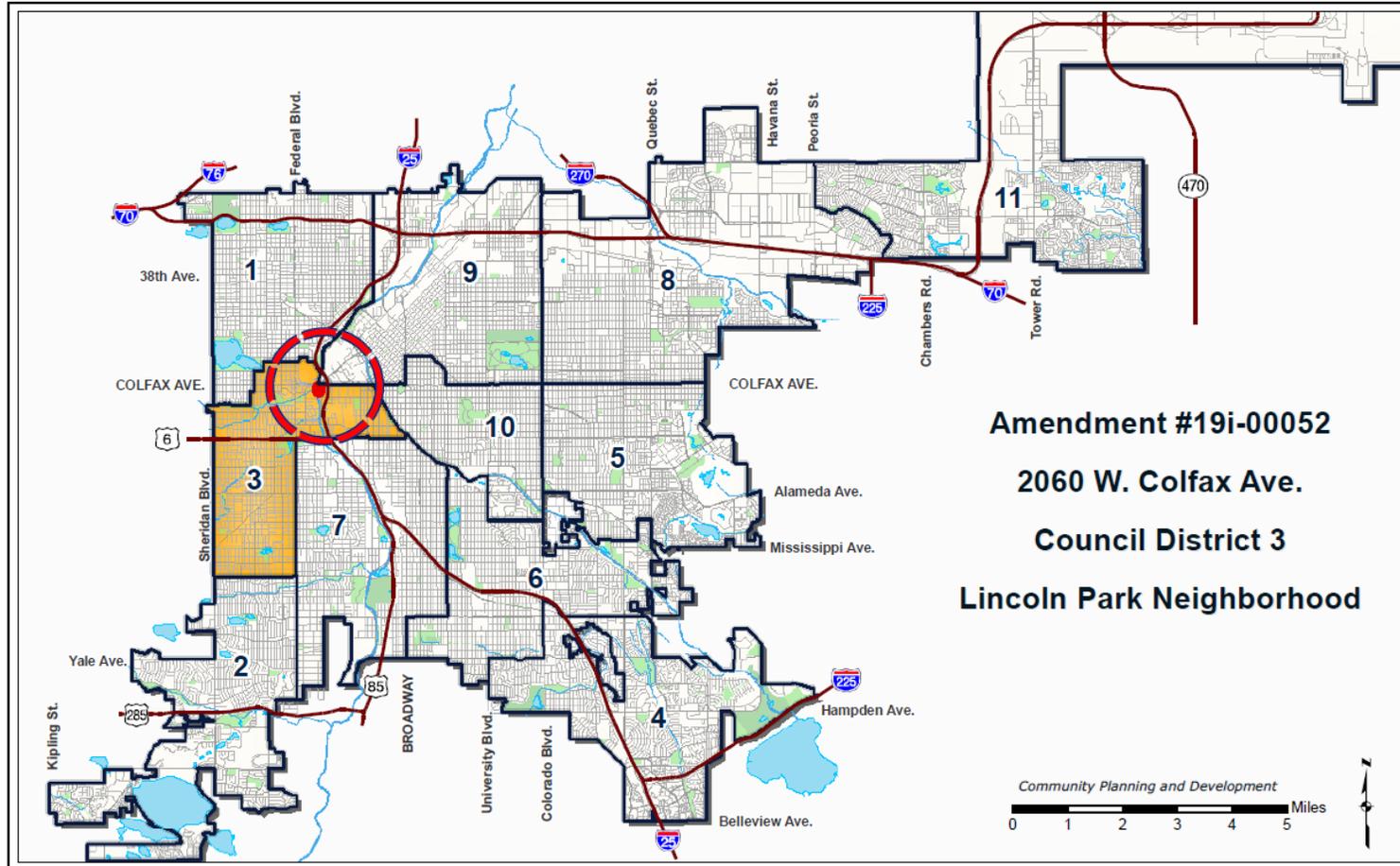
2060 West Colfax

C-MX-5 to C-MX-8

Land Use, Transportation & Infrastructure Committee

12/17/2019

Council District 5, Lincoln Park Neighborhood



Map Date: November 1, 2019

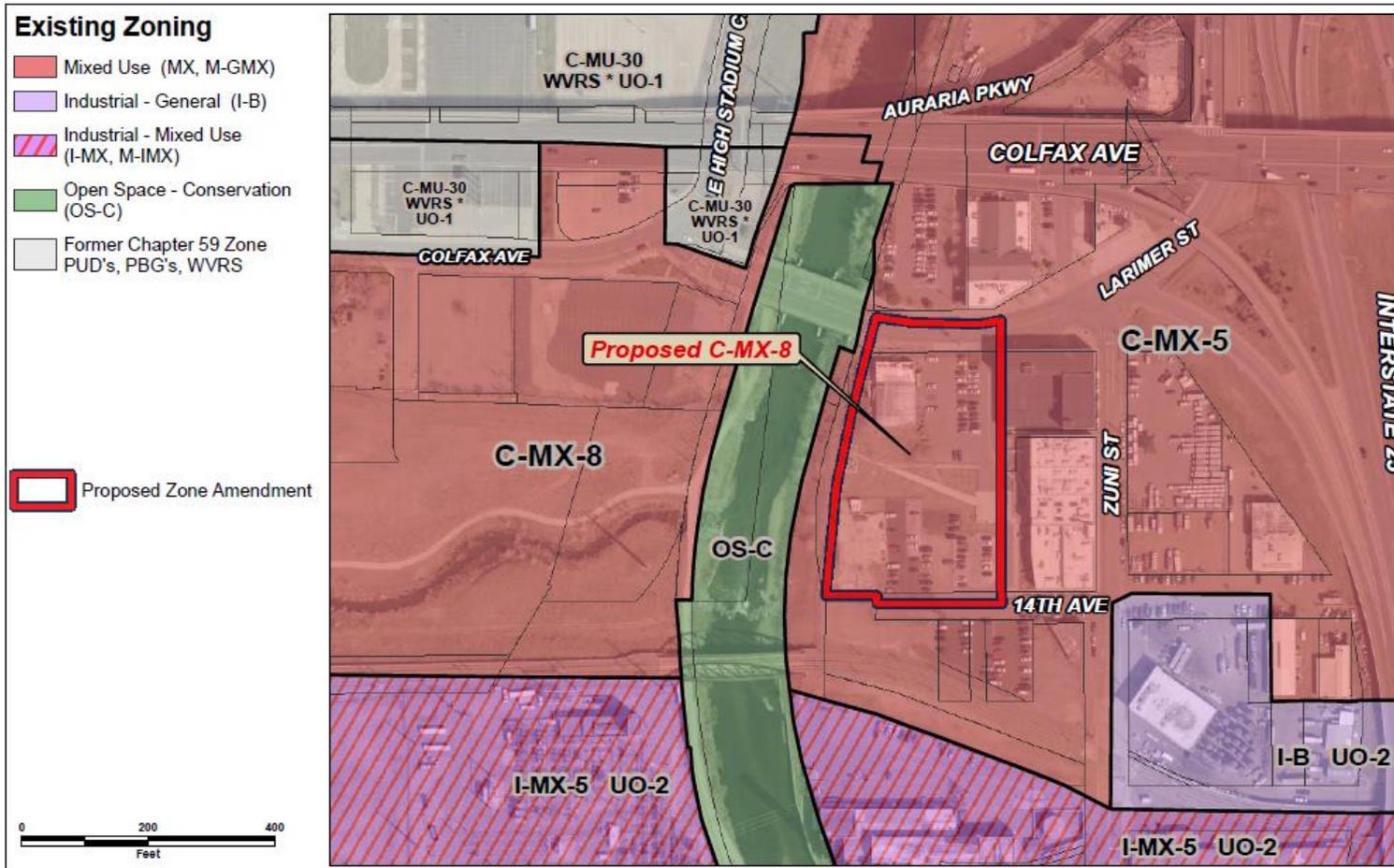
Request: C-MX-8



Map Date: November 1, 2019

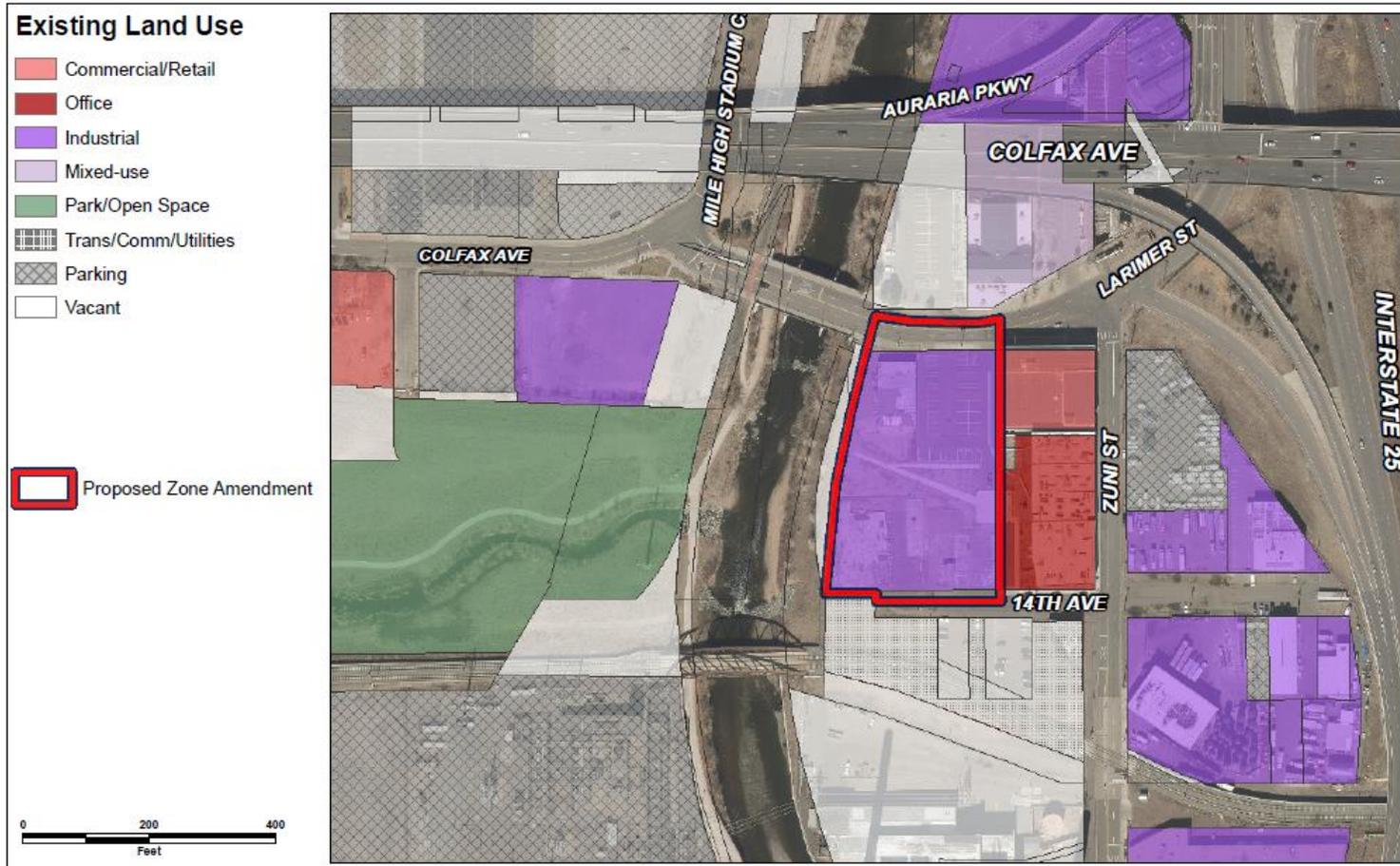
- **Location:**
 - Approx. 2.2 acres
 - One-story warehouse building ca. 1939
- **Proposal:**
 - Rezoning to C-MX-8 to facilitate redevelopment

Existing Zoning



- Current Zoning: C-MX-5
- Adjacent Zoning: C-MX-5, OS-C

Existing Land Use

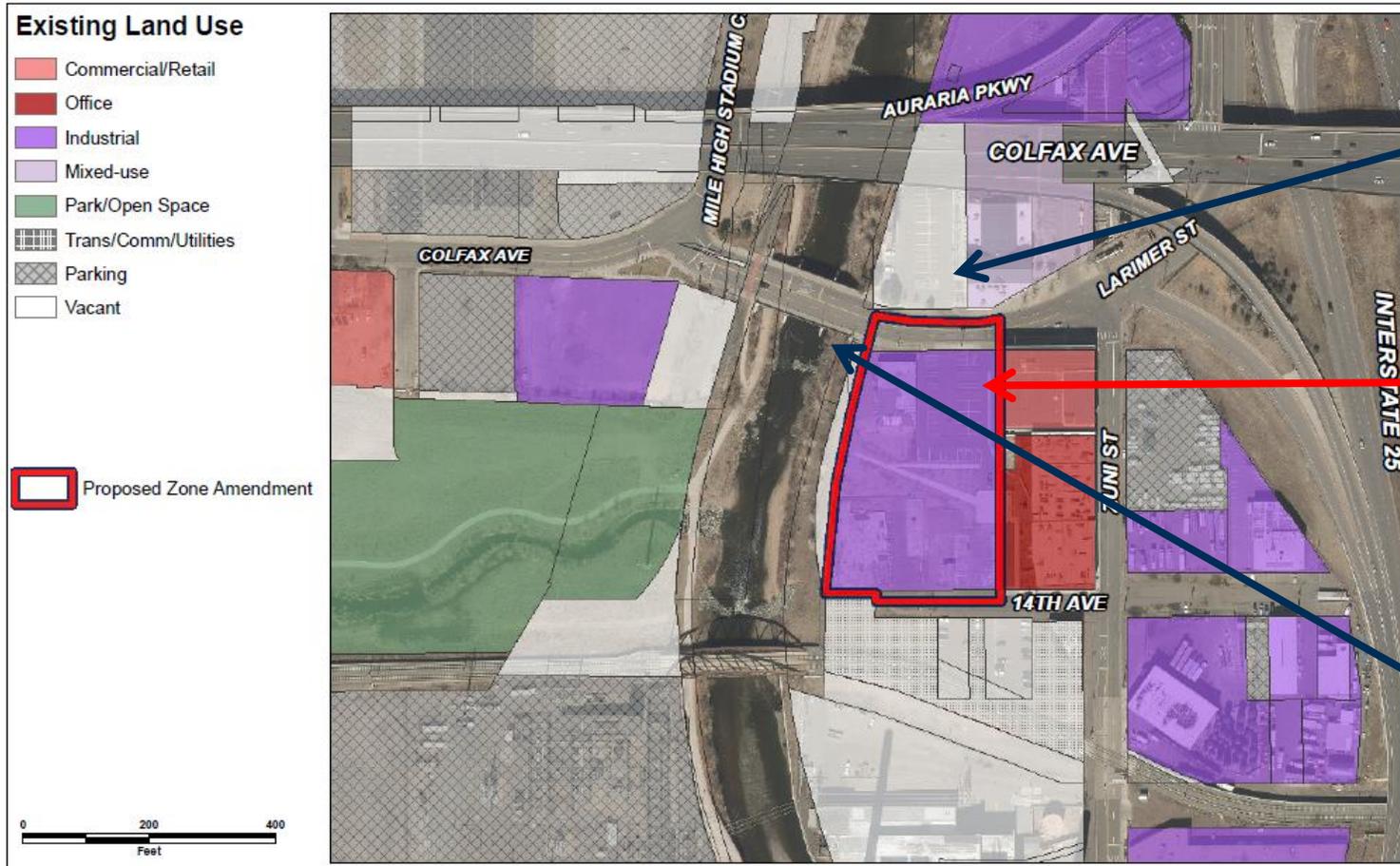


- Current use: Industrial
- Surrounding uses: Office, Trans/Comm/Utilities, open space

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Map Date: November 1, 2019

Land Use Data Compiled 2018

Process

- Informational Notice: 9/18/2019
- Planning Board Notice: 11/18/2019
- Planning Board Public Hearing: 12/4/2019
- LUTI Committee: 12/17/19 (tent.)
- City Council Public Hearing: 2/3/2019 (tent.)
- **Public Comment**
 - **3 letter of support from RNOs**
 - La Alma/Lincoln Park
 - West Colfax BID
 - Sun Valley Community Coalition
 - **1 letter of support from north property owner/businesses**

Review Criteria

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Decatur Federal Station Area Plan (2013)*
- *La Alma/Lincoln Park Neighborhood Plan (2010)*
- *Decatur Federal Station GDP (2014) (not a City Council adopted plan)*

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

Equity Vision Element

Comprehensive Plan 2040

- 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).



Review Criteria: Consistency with Adopted Plans

Neighborhoods Vision Element

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).
- 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) vibrant, mixed-use centers and corridors (p. 34).



Review Criteria: Consistency with Adopted Plans

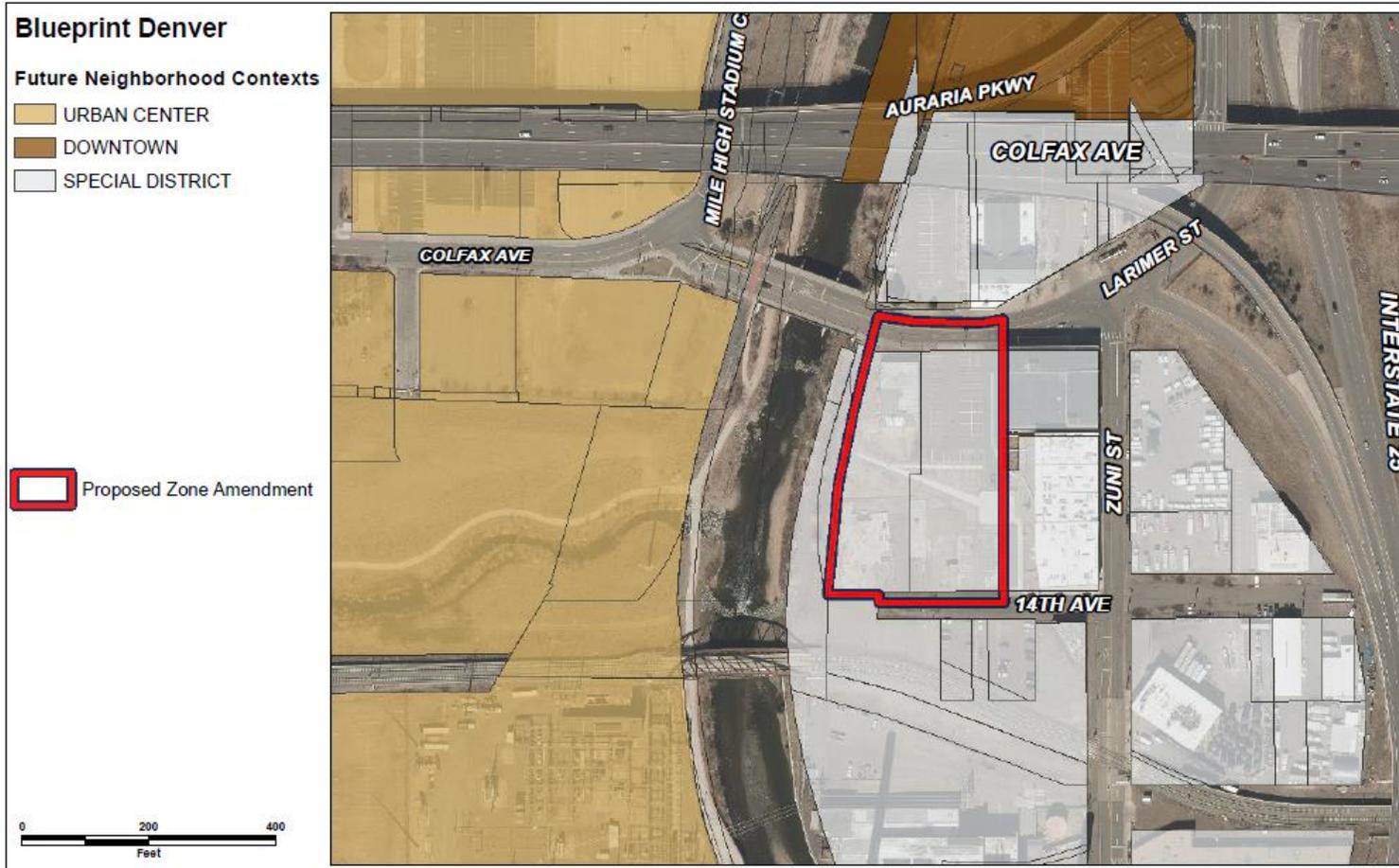
Climate Vision Element

Comprehensive Plan 2040

- 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).

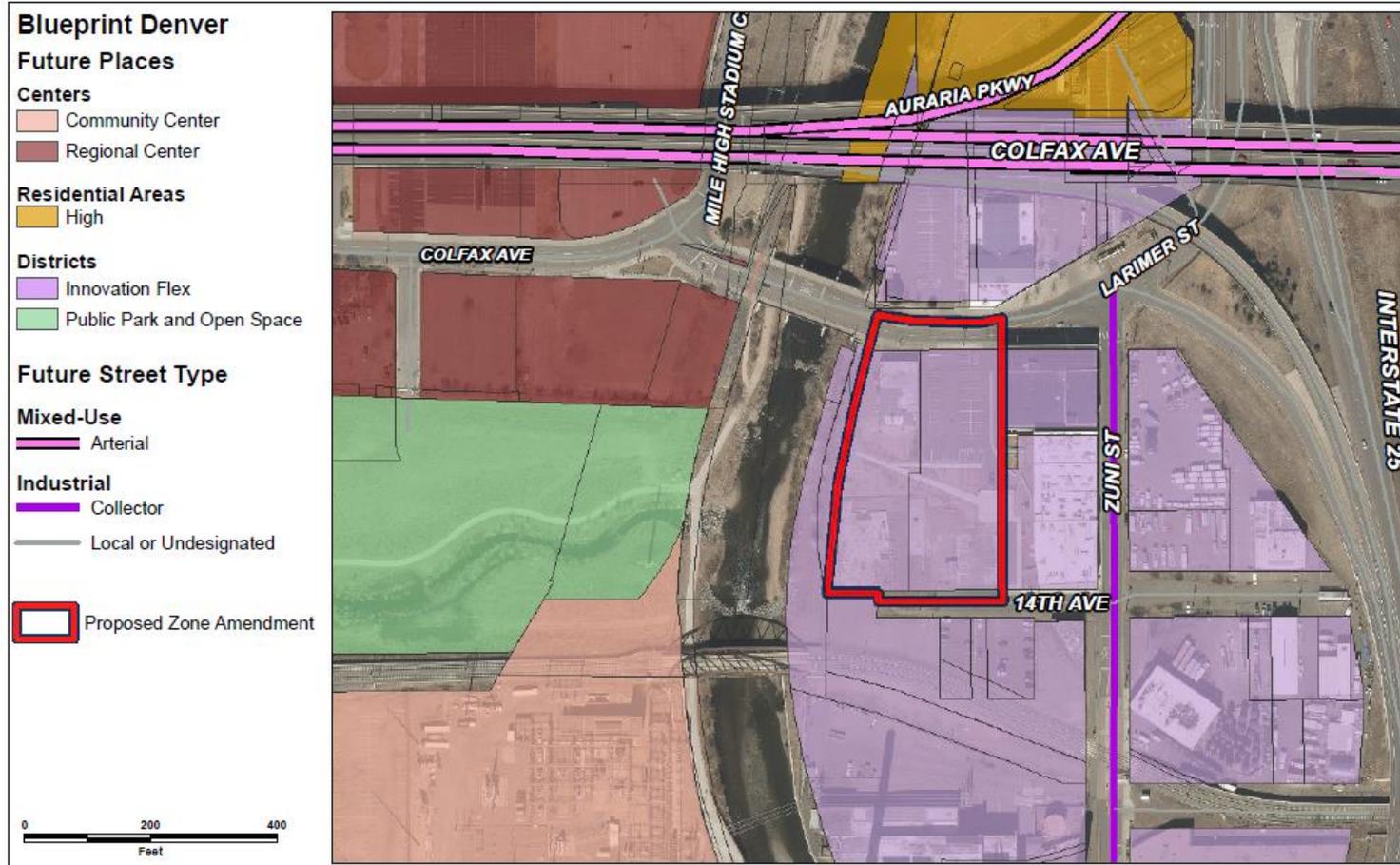


Consistency with Adopted Plans: Blueprint Denver



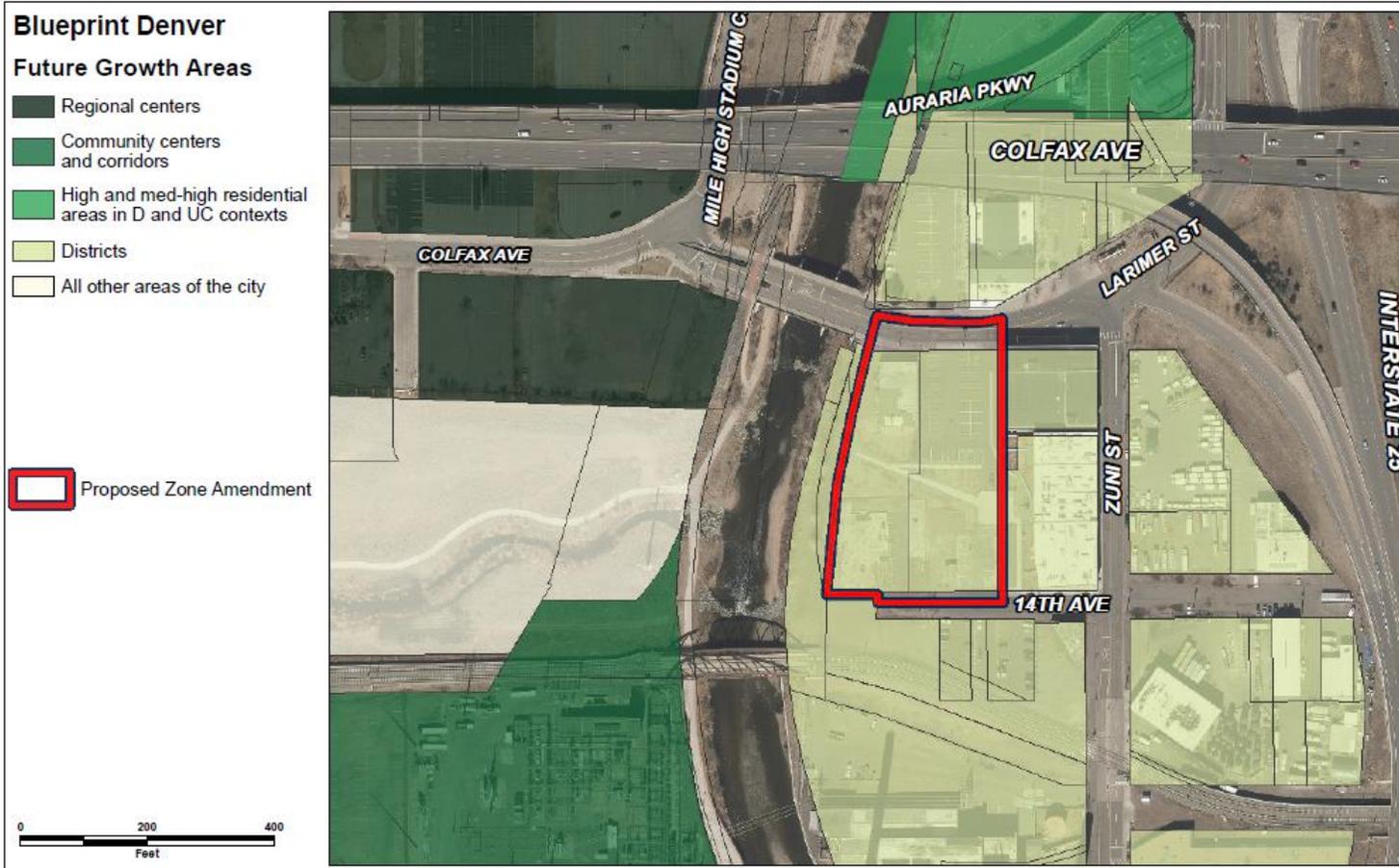
- **Special District Context**
 - Specially designed purpose
 - Can be mixed use and offer a diverse range of amenities
 - Vary greatly by place and use

Consistency with Adopted Plans: Blueprint Denver



- **Innovation Flex Future Place Type**
 - Mix of employment and residential; craft/maker space
 - Buildings should orient to street and be pedestrian friendly
- **Local Streets:** low degree of through travel but high degree of property access

Consistency with Adopted Plans: Blueprint Denver



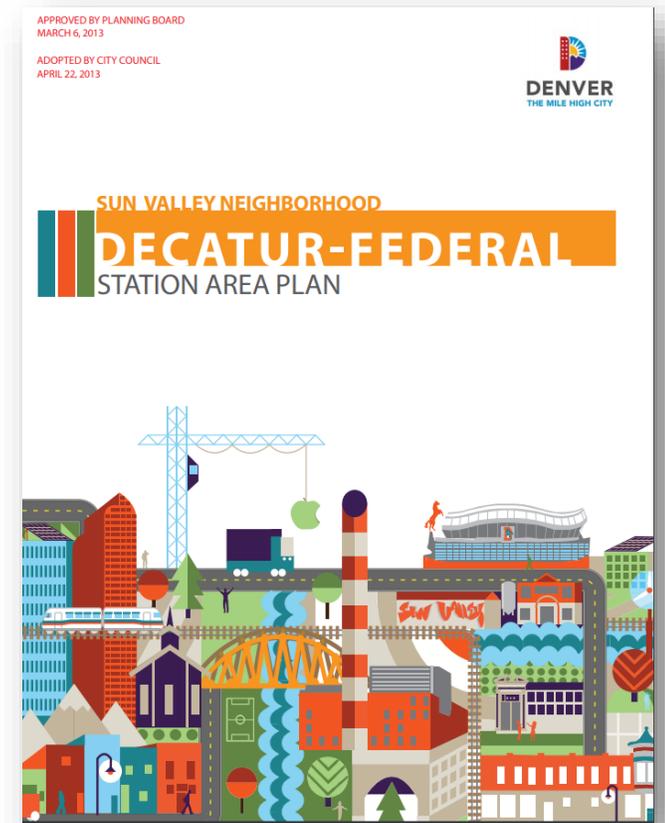
- Growth Areas Strategy: Districts
 - 15% of job growth
 - 5% of new households

“Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts” (p. 49).

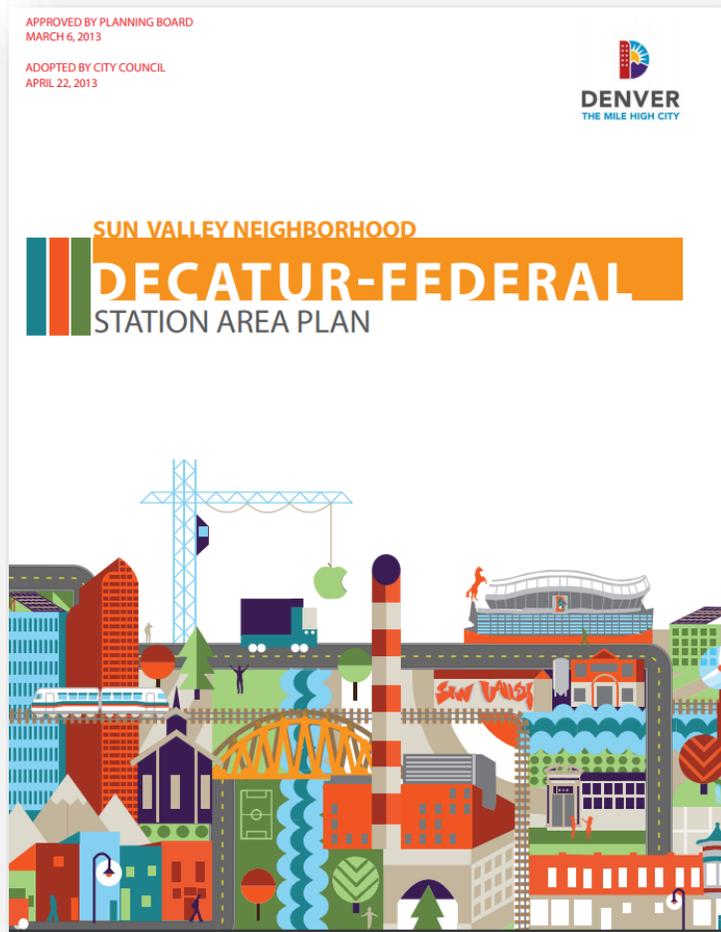
Review Criteria: Consistency with Adopted Plans

Decatur Federal Station Area Plan (2013)

- Facilitate TOD near the Decatur-Federal Light Rail Station (p. 40).
- Encourage both a vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses (p. 40).
- Concentrate commercial activity near the light rail station, on Lower Colfax and at intersections to serve transit riders and the community (p. 40).

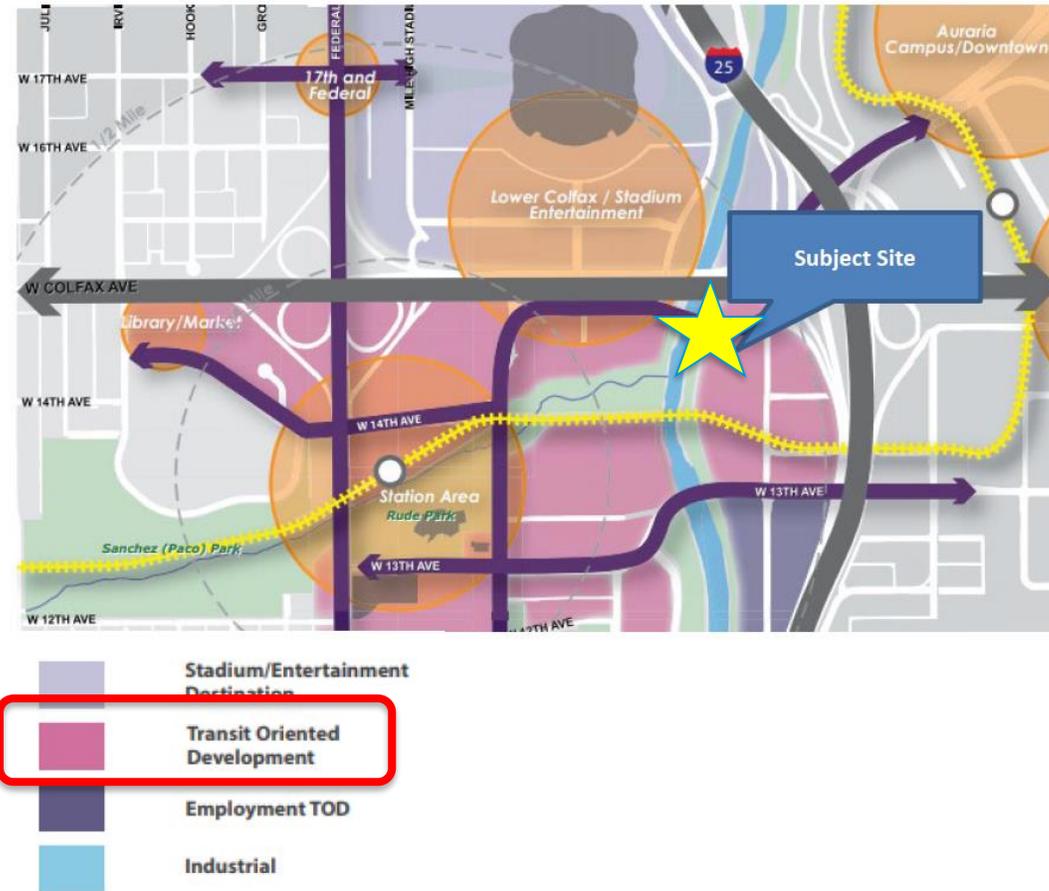


Consistency with Adopted Plans: Decatur Federal Plan



Consistency with Adopted Plans: Decatur Federal Plan

Decatur Federal Plan Future Land Use Concept

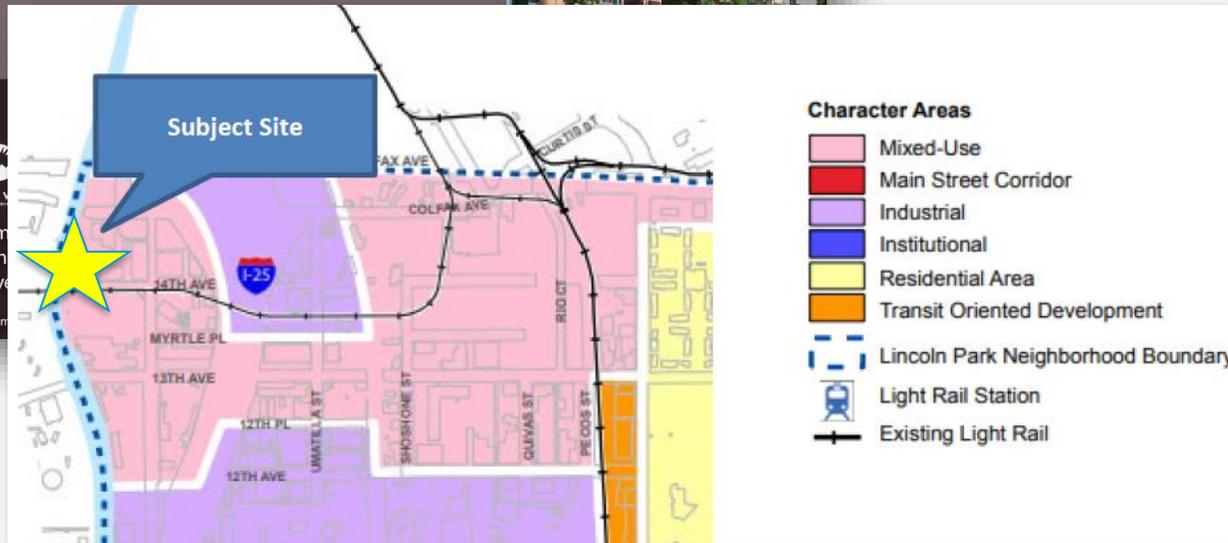


- **TOD Character Area**
 - Highest intensity of development and mix of uses
 - Excellent access to transit
 - Corresponds to Urban Center Neighborhood Context (p. 83)

Review Criteria: Consistency with Adopted Plans

La Alma/ Lincoln Park

Neighborhood Plan



La Alma/Lincoln Park (2010)

- Mixed Use Character Area
- Opportunity for mixed use redevelopment
- Provide jobs, retail, and services

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver: A Land Use and Transportation Plan (2019)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans
 - Facilitating increased density and a mix of uses in TOD area
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

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
 - That the City adopted the Decatur Federal Station Area Plan that identifies site as TOD area
 - Major planning efforts and redevelopment in surrounding area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

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