



**TO:** Denver Planning Board  
**FROM:** Brandon Shaver, Senior City Planner  
**DATE:** July 8, 2020  
**RE:** Official Zoning Map Amendment Application #2019I-00176  
2520 Wewatta Way & 2901 Broadway  
Rezoning from C-MX-16, DO-7 & C-MX-8, DO-7 to C-MX-8, DO-7 and C-MX-16, DO-7

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2019I-00176.

### Request for Rezoning

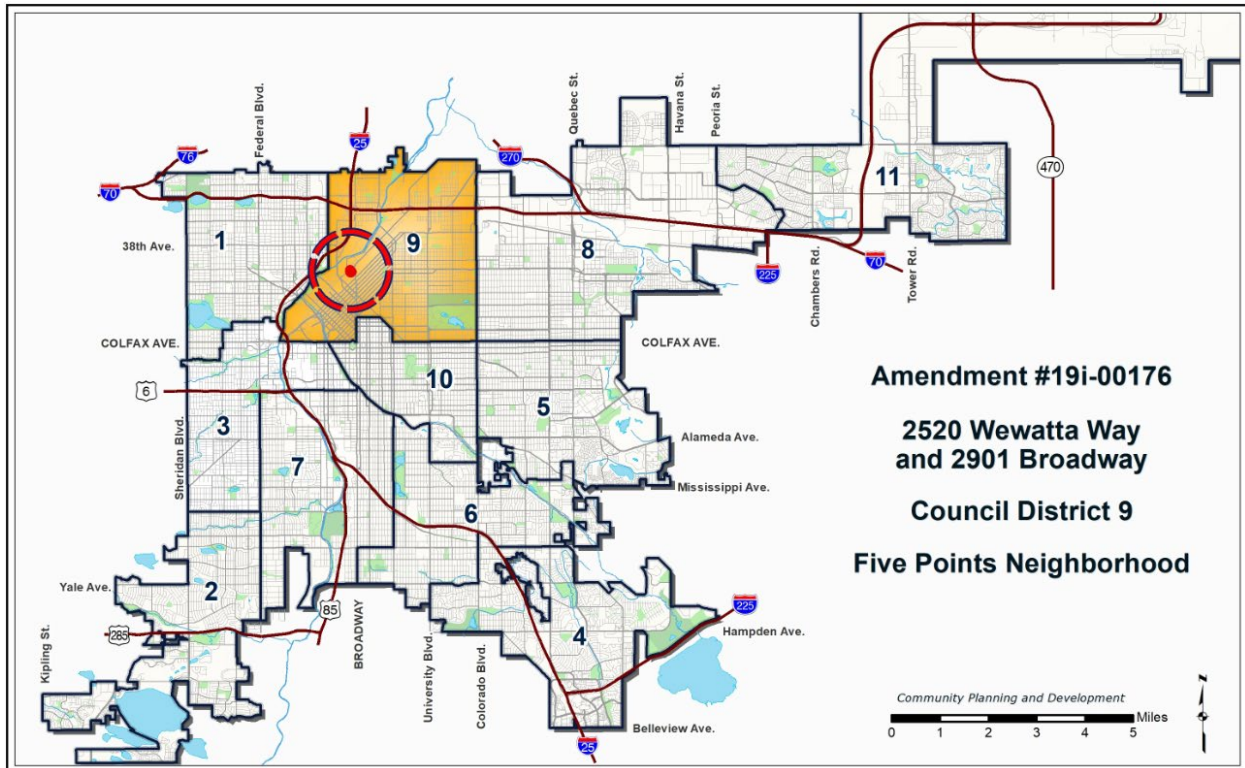
Address: 2520 Wewatta Way & 2901 Broadway  
Neighborhood/Council District: Five Points / Council District 9  
RNOs: Inter-Neighborhood Cooperation (INC), RiNo Art District, UCAN, Northeast Denver Friends & Neighbors (NEDFANS), Elyria Swansea/Globeville Business Association, Center City Denver Residents Organization, Rio Norte, Denver Arts and Culture Initiative  
Area of Property: 170,431 square feet or 3.91 acres  
Current Zoning: C-MX-16, DO-7 and C-MX-8, DO-7  
Proposed Zoning: C-MX-8, DO-7 and C-MX-16, DO-7  
Property Owner(s): DENARGO BROADWAY III LLC & BW-2901 LAND LP  
Owner Representative: Eric McDaniel

### Summary of Rezoning Request

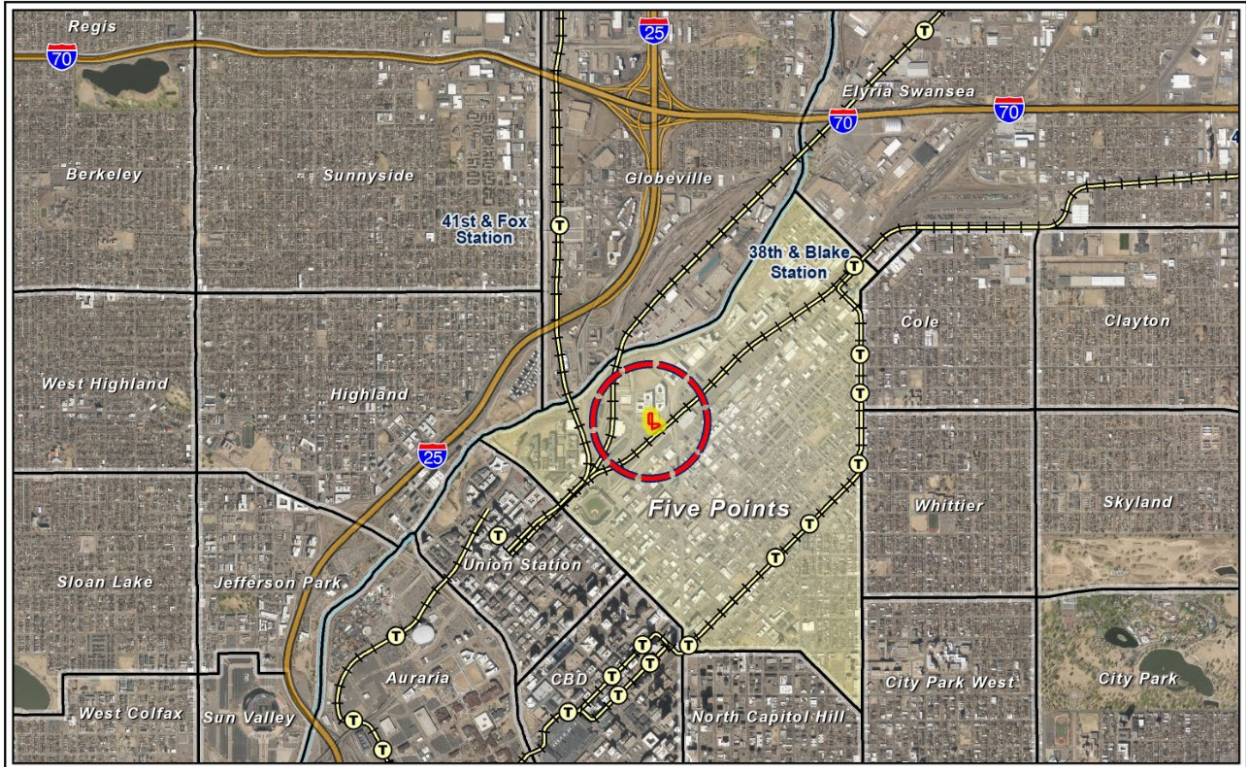
- The property is in the Five Points statistical neighborhood near the southeast corner of Denargo Street and Wewatta Way.
- The property at 2520 Wewatta Way owned by Denargo Broadway III LLC contains an 8-story multi-unit residential structure with street level retail/restaurant space currently under construction. The property at 2901 Broadway owned by BW-2901 LAND LP is currently vacant.
- The applicant is requesting this rezoning to align the zone districts and zone lots with the recently reconfigured ownership parcels.
- The northwest area of 13,736 square feet at 2520 Wewatta Way currently zoned C-MX-16 DO-7 would be rezoned to C-MX-8 DO-7.
- Concurrently, the southeast area of 13,278 square feet at 2901 Broadway currently zoned C-MX-8 DO-7 would be rezoned to C-MX-16 DO-7.
- The vacant property at 2901 Broadway is freight-rail adjacent and has underwent a concept review with Development Services. Impacts to the project based on rail proximity will be evaluated as part of the site development plan (SDP) process.

- The proposed zone districts, C-MX-8, DO-7, and C-MX-16, DO-7, can be summarized as follows (see map below illustrating proposed zone district):
  - The C-MX-8 zone district stands for Urban Center, Mixed Use, with a maximum height of 8 stories. The C-MX zone districts are mixed-use zone districts that allow a wide range of residential and commercial uses with minimum build-to and increased transparency requirements intended to promote active pedestrian areas on public streets. The C-MX-8 zone district allows up to 8 stories and 110 feet in building height.
  - The C-MX-16 zone district stands for Urban Center, Mixed Use, with a maximum height of 16 stories. The C-MX zone districts are mixed-use zone districts that allow a wide range of residential and commercial uses with minimum build-to and increased transparency requirements intended to promote active pedestrian areas on public streets. The C-MX-16 zone district allows up to 16 stories and 200 feet in building height.
  - The River North Design Overlay (DO-7) is intended to promote high-quality design, a human scale that promotes vibrant pedestrian-oriented streets, and multi-modal transportation options. These design standards mandate a higher design quality and street level activation than the C-MX base zone district and the overlay would apply to entire subject site.
  - Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Articles 7 and 9 of the Denver Zoning Code (DZC).

## Existing Context







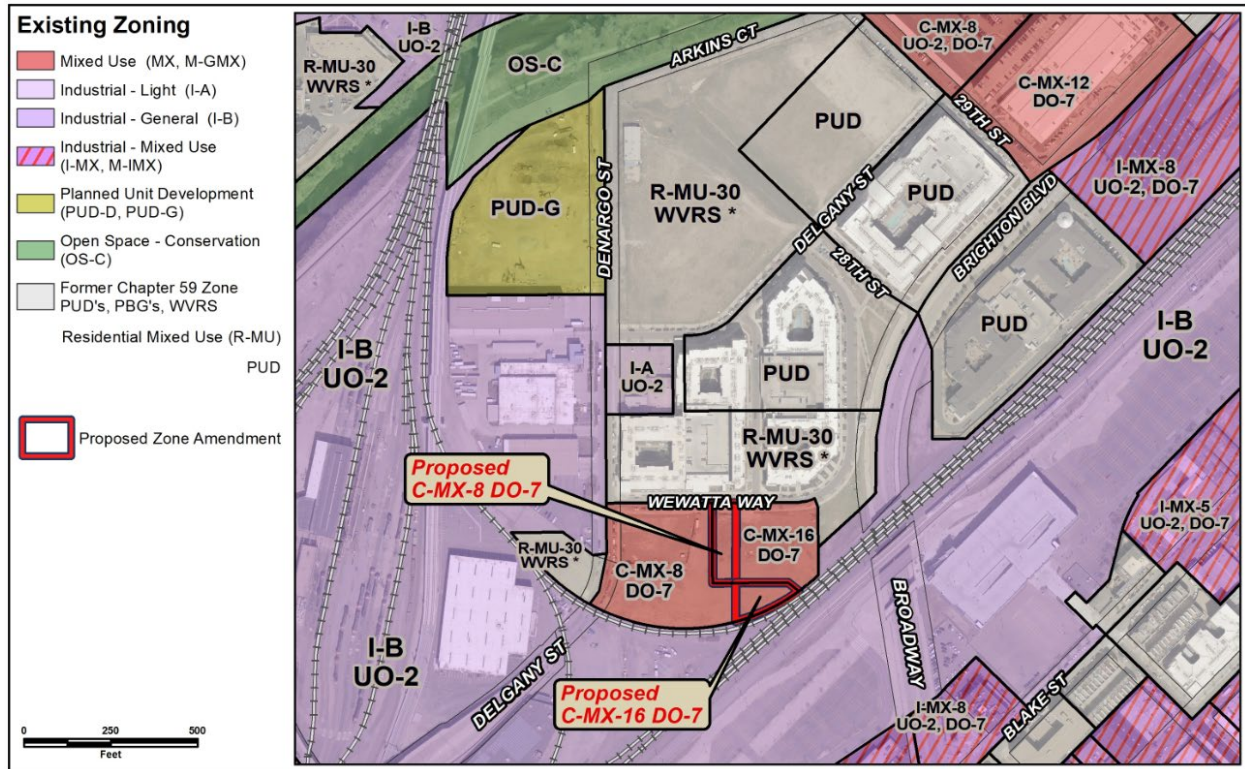
The subject property is located within the Five Points statistical neighborhood, just outside the ½ mile walkshed of Denver Union Station. Significant public and private reinvestment in recent years suggest this area is continuing to transition from an industrial area into a dynamic urban center. The subject site has approximately 560 feet of frontage along Wewatta Way and has lot depths ranging from approximately 210 feet to 325 feet. It is located immediately southeast of the intersection of Denargo Street and Wewatta Way and north of the major intersection of Delgany Street and Park Avenue West. In addition to being within walking distance of the commuter rail station, the subject property is served by RTD bus routes 8, 38 and various express routes along Park Avenue West and route 48 on Broadway.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	C-MX-8, DO-7 and C-MX-16, DO-7	2520 Wewatta Way: multi-unit residential and retail/restaurant under construction. 2901 Broadway: vacant	2520 Wewatta Way: 8-story apartment building under construction with minimal setbacks and consistent build-to along the street level. 2901 Broadway: N/A	The Denargo Market area is cut off by railroads on two sides and the South Platte on another. Major street connections are provided to Park Ave. and Broadway/Brighton Blvd. The block pattern is irregular. Vehicle parking is provided in structures for new residential buildings and in surface lots for industrial uses.
North	R-MU-30 with waivers and conditions	Multi-unit residential	One 5-story apartment building and one 4-story apartment building both with minimal setbacks and consistent build-to along the street level	
South	I-B, UO-2	Vacant	N/A	
East	I-B, UO-2	Vacant, railroad	Large surface parking lot across the Union Pacific and RTD rail lines	
West	I-B, UO-2 and R-MU-30 with waivers and conditions	Industrial and vacant; multi-unit residential and retail/restaurant under construction	Small 1-story warehouse building; -story apartment building under construction with minimal setbacks and consistent build-to along the street level	



## 1. Existing Zoning



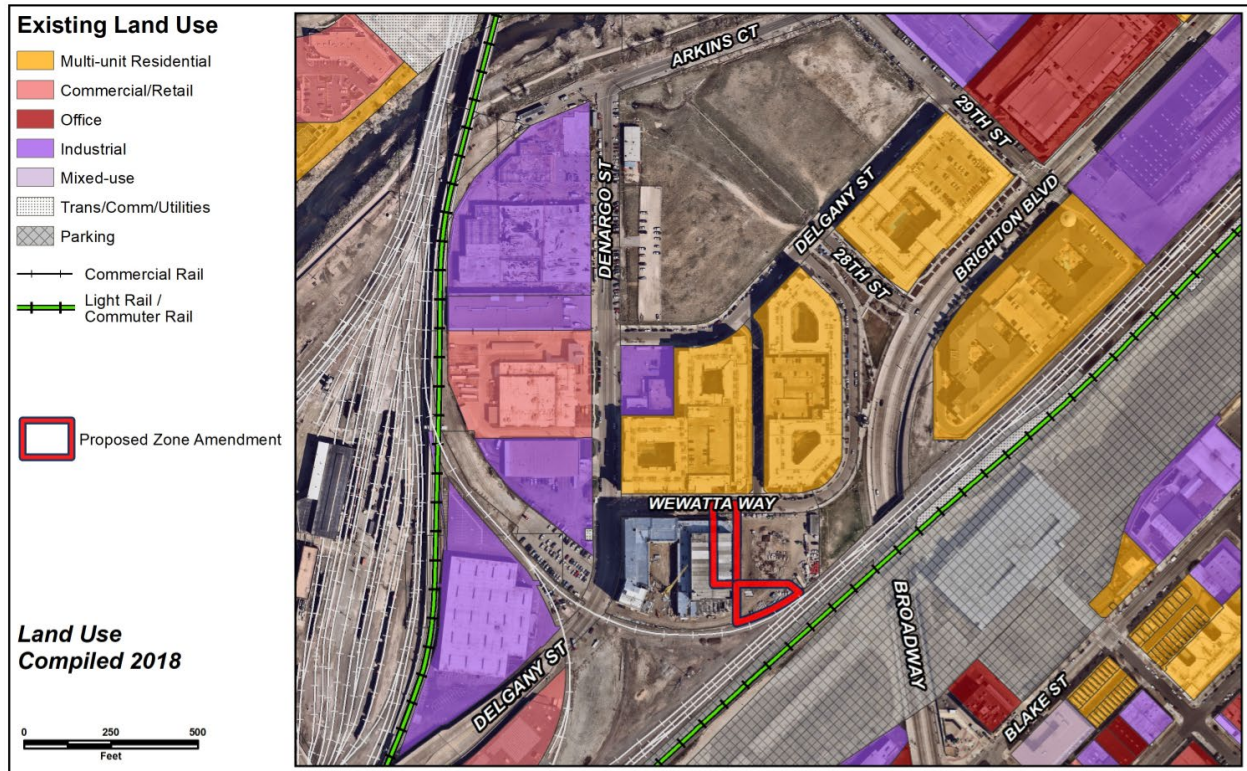
The existing zoning on the subject property is C-MX-8, DO-7, and C-MX-16, DO-7, which are commercial mixed-use districts allowing up to 8 or 16 stories and 110 or 200 feet in height, respectively. Both zone districts allow primary structures in the Town House, General and Shopfront building forms. A broad range of commercial, residential, and civic uses are allowed.

## 2. Urban Design Standards and Guidelines

The Cypress Development of the Denargo Market Urban Design Standards and Guidelines, adopted in 2008, apply to development on the majority of this site. The document is concerned with site design, building design, signs, landscaping, and streetscape. The standards and guidelines apply to the area within the Denargo Market GDP and are intended to “create a diverse mixed-use urban area, celebrate the public realm, protect and enhance the environment, reconnect with the community, be a good neighbor, and create a collaborative process.” The standards and guidelines are enforced by Community Planning and Development through the development review process. They will apply to the majority of this property regardless of whether this rezoning application is approved. For the portion of the site not contained within the DSG boundary, Community Planning and Development is concurrently amending the DSG document to include the entirety of the subject property. A public hearing for this amendment is scheduled for July 22, 2020. The amendments would then be approved by the Manager of Community Planning and Development prior to the City Council public hearing for this rezoning.



### 3. Existing Land Use Map



### 4. Existing Building Form and Scale



Site - Aerial view, looking north taken June 2017 (Source: Google Maps)

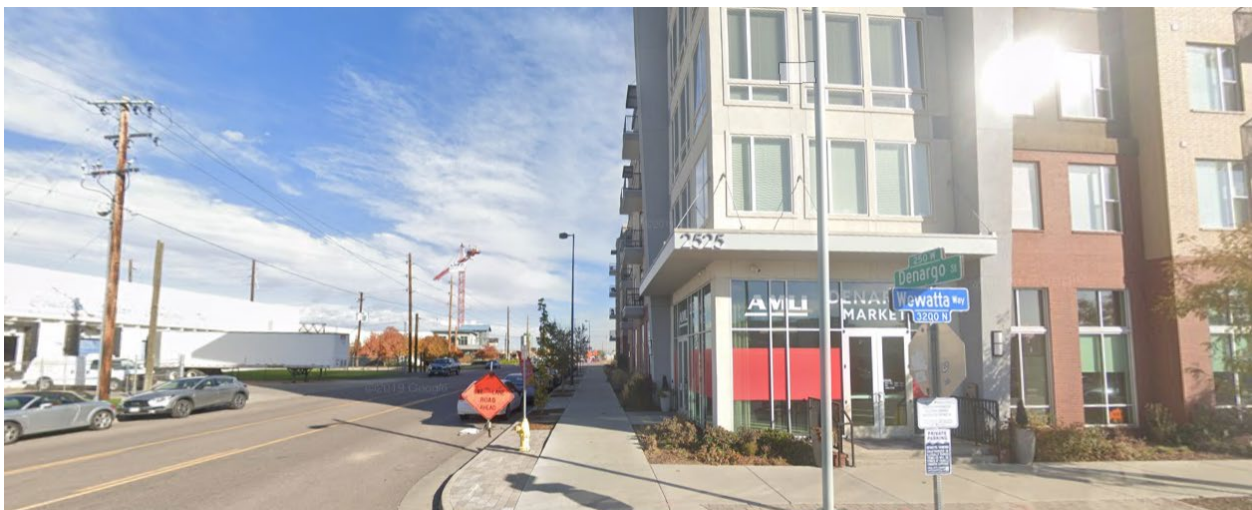




**Site - from Wewatta Way** (Source: Google Maps)



**Site – from Denargo Street** (Source: Google Maps)



**North – from Denargo Street** (Source: Google Maps)



**East** – from Wewatta Way (Source: Google Maps)



**South** – from Denargo Street (Source: Google Maps)



**West** – from Denargo Street (Source: Google Maps)



## Proposed Zoning

### C-MX-8 and C-MX-16 Zone Districts

The requested C-MX-8 and C-MX-16 zone districts have a maximum height, in feet, of 110 and 200 feet with allowable encroachments. A variety of mixed residential and commercial uses are allowed. For additional details regarding building form standards in the C-MX-8 and C-MX-16 zone districts, see DZC Section 7.3.3.4.

### DO-7 (River North Design Overlay)

The River North (RiNo) Design Overlay addresses a variety of urban design objectives. Per DZC Section 9.4.5.11, the purpose of the overlay district is to promote high quality design, a human scale that promotes vibrant pedestrian-oriented streets, and multi-modal transportation options. Specifically, the overlay addresses build-to requirements, residential setbacks, parking location and access, and building design such as mass reduction and transparency. The DO-7 sets forth the following requirements in addition to any base DZC zone district:

- A 16-foot minimum street level height;
- 50% transparency along primary streets (compared to 40% in the C-MX zone districts) and 40% transparency along side streets (compared to 25% in the C-MX zone districts); and
- For lots over 18,750 square feet in area or wider than 150 feet, 70% of all street level building frontages on Primary Streets must be occupied by street level nonresidential active uses. DZC Section 9.4.5.11.F.3 of the DO-7 overlay district defines street level nonresidential active uses by prohibiting several uses including all types of residential, Light Automobile Services, Mini-Storage Facilities, and Light Wholesale Trade or Storage.

Where standards in the DO-7 overlay zone district differ from standards in the C-MX-8 and C-MX-16 zone districts, the DO-7 zone district standards will apply.

The primary building forms allowed in the proposed zone districts are summarized below.

Design Standards	C-MX-8, DO-7 (Proposed)	C-MX-16, DO-7 (Proposed)
Primary Building Forms Allowed	Town House; General; Shopfront	Town House; General; Shopfront
Height in Stories / Feet (max)	8/110'	16/200'
Primary Street Build-To Percentages (min)	70% to 75%*	70% to 75%*
Primary Street Build-To Ranges	0' to 15'*	0' to 15'*
Minimum Zone Lot Size/Width	N/A	N/A
Primary Street Setbacks (min)	0' to 10'*	0' to 10'*
Building Coverage	N/A	N/A

## Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

### **Development Services – Wastewater:** Approved – See Comments

DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services. Denver

### **Department of Public Health and Environment:** Approved – See Comments Below

An historical fill area exists on the site. DEH concurs with the rezoning request; however, fill material may be encountered during redevelopment that may require special handling and disposal as outlined in the materials management plan approved for the site. General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete. If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations. The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays. Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon– Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410). Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides



no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

**Parks and Recreation:** Approved – No Comments

**Public Works – Surveyor:** Approved – No Comments

**Asset Management:** Approved – No Comments

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>11/25/19</b>
Amendments to Denargo Market Design Standards and Guidelines completed:	<b>5/20/20</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>6/30/20</b>
Planning Board Public Hearing	<b>7/15/20</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting (tentative):	<b>7/7/20</b>
Land Use, Transportation and Infrastructure Committee of the City Council meeting (tentative):	<b>7/21/20</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	<b>8/10/20</b>
City Council Public Hearing (tentative):	<b>8/31/20</b>

### **Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**  
As of the date of this report, staff has not received any written comments from RNOs pertaining to this application.
- **Other Public Comment**  
As of the date of this report, staff has not received any written comment pertaining to this application.

### **Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

#### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

#### **DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

### **1. Consistency with Adopted Plans**

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *River North Plan (2003)*

#### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for mixed-use development, while also enabling additional affordable housing units close to services and amenities. It is therefore consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (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).*

The proposed rezoning would enable mixed-use infill development at a location where services and infrastructure are already in place. The proposed C-MX-8 and C-MX-16 zoning allows a variety of uses including housing, retail services, and employment while the DO-7 overlay requires building forms



consistent with the desire for urban, walkable, mixed-use neighborhoods around transit, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- 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).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

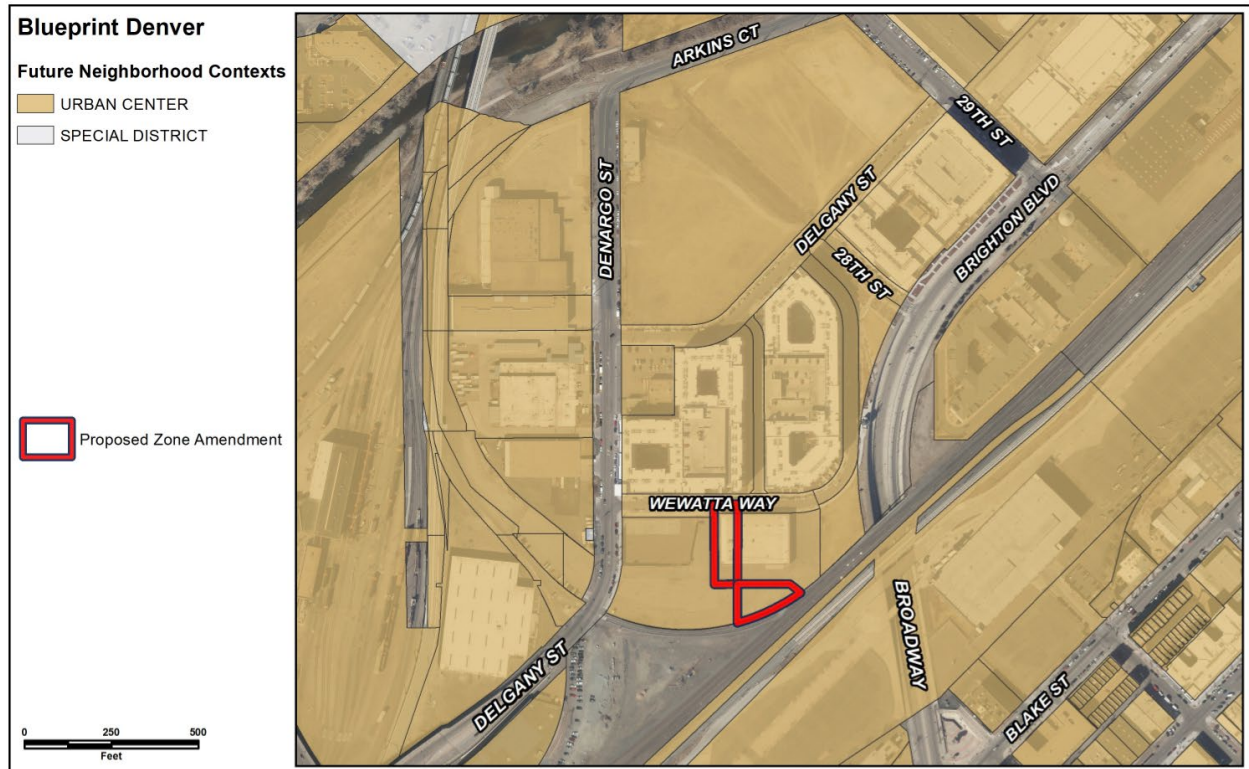
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).

The requested map amendment will continue the existing allowance for mixed-use development at an infill location where infrastructure is already in place. The requested C-MX-8 and C-MX-16 zone districts allow a variety of uses allowing residents to live, work and play in the area, therefore the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

### ***Blueprint Denver (2019)***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a High Residential Area place within the Urban Center Neighborhood Context and provides guidance from the future growth strategy for the city.

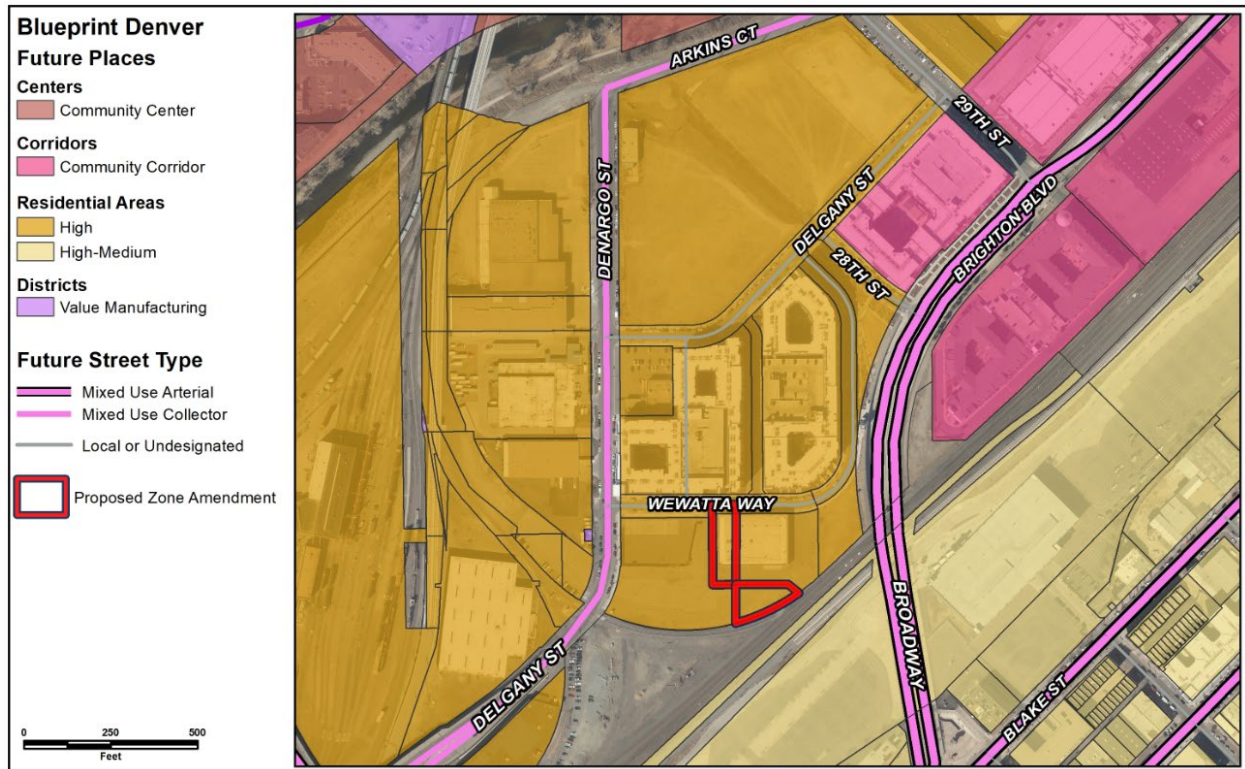
**Blueprint Denver Future Neighborhood Context**



In Blueprint Denver, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Urban Center Neighborhood Context. “This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity” (p. 252). The proposed C-MX-8 and C-MX-16 zone districts are part of the Urban Center context and is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge” and “the Mixed-Use districts are focused on creating mixed, diverse neighborhoods” (DZC 7.2.2.1). Since the proposed districts allow a mix of uses and allowable building forms that contribute to street activation, the proposed rezoning to an Urban Center context is appropriate and consistent with the plan.



### **Blueprint Denver Future Places**



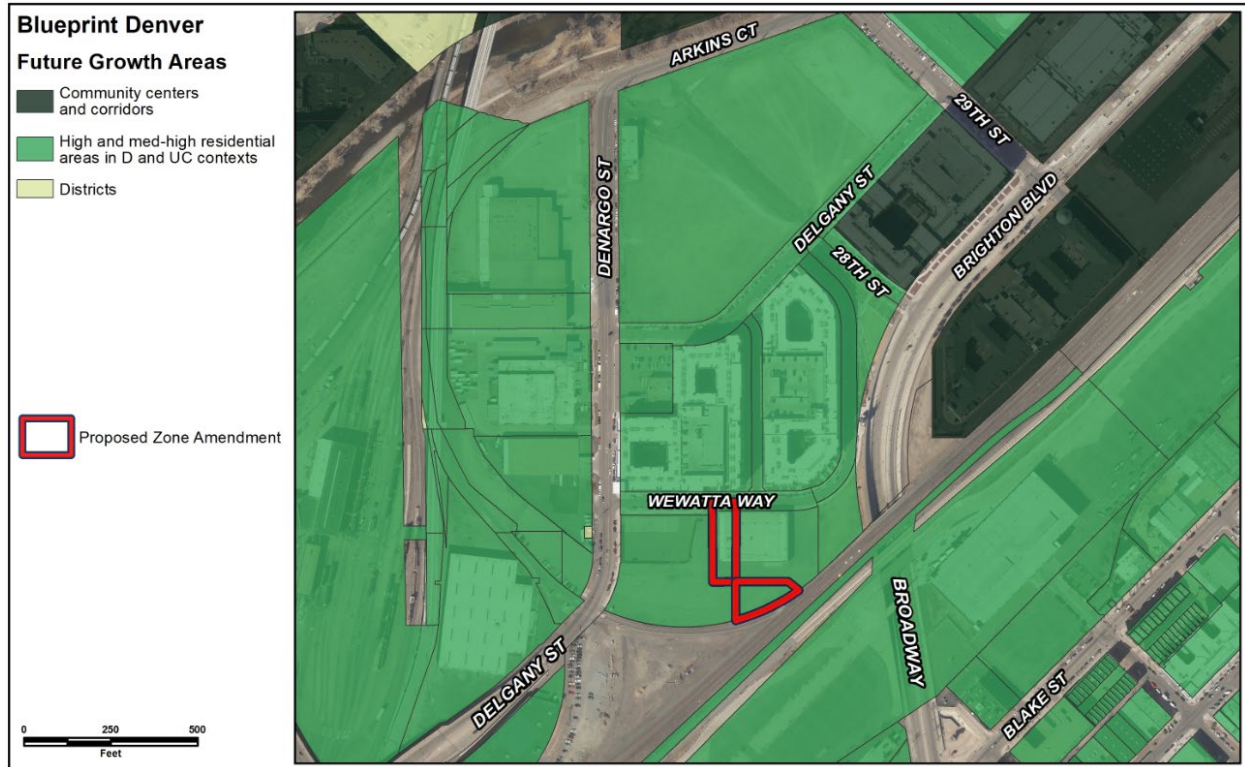
The Future Places map designates the subject property as High Residential Area. Blueprint Denver describes the aspirational characteristics of High Residential Areas in the Urban Center context as having a “high mix of uses throughout including many large-scale multi-unit residential uses. Commercial uses are prevalent. Buildings are the tallest of the residential places of this context. There is high lot coverage and shallow setbacks” (p. 260). Consistent with this guidance, the proposed C-MX-8 and C-MX-16 districts provide for a mix of uses and stringent building form standards that create an active street level presence. Given the High Residential height guidance in Blueprint Denver, the requested 8 and 16-story district heights are consistent with the surrounding context and appropriate for the High Residential guidance in this location.

### **Street Types**

Blueprint Denver classifies Wewatta Way as a local or undesignated street. However, the subject property’s access to Denargo Street makes it an appropriate location for higher density development. While Broadway is also adjacent to the subject property, it can only be accessed from 28<sup>th</sup> Street, one block to the north. Denargo Street is classified as a Mixed-Use Collector. According to the plan, this street type supports a “varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback” (p. 159). The proposed C-MX-8 and C-MX-16 zone districts with the DO-7 design overlay would

allow a mix of residential and commercial uses at an intensity and orientation consistent with these street type classifications.

### **Growth Strategy**



Blueprint Denver designates the subject property as part of a High Residential Area in an Urban Center neighborhood context. High and High-Medium Residential Areas in Downtown and Urban Center neighborhood contexts are anticipated to see 15% of new housing growth and 5% of new employment growth by 2040 (p. 50-51). Focusing growth in these areas helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver (p. 49). The proposed map amendment to C-MX-8 and C-MX-16 will allow for continued residential and employment growth in a High Residential Area where it has been determined to be most appropriate. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

The proposed rezoning, with the inclusion of a design overlay, is also consistent with policies and strategies related to creating exceptional design outcomes in high-profile areas throughout Denver. "Mixed-use buildings should engage the street level and support pedestrian activity. The bulk and scale should be respectful of the surrounding character" (p. 102).

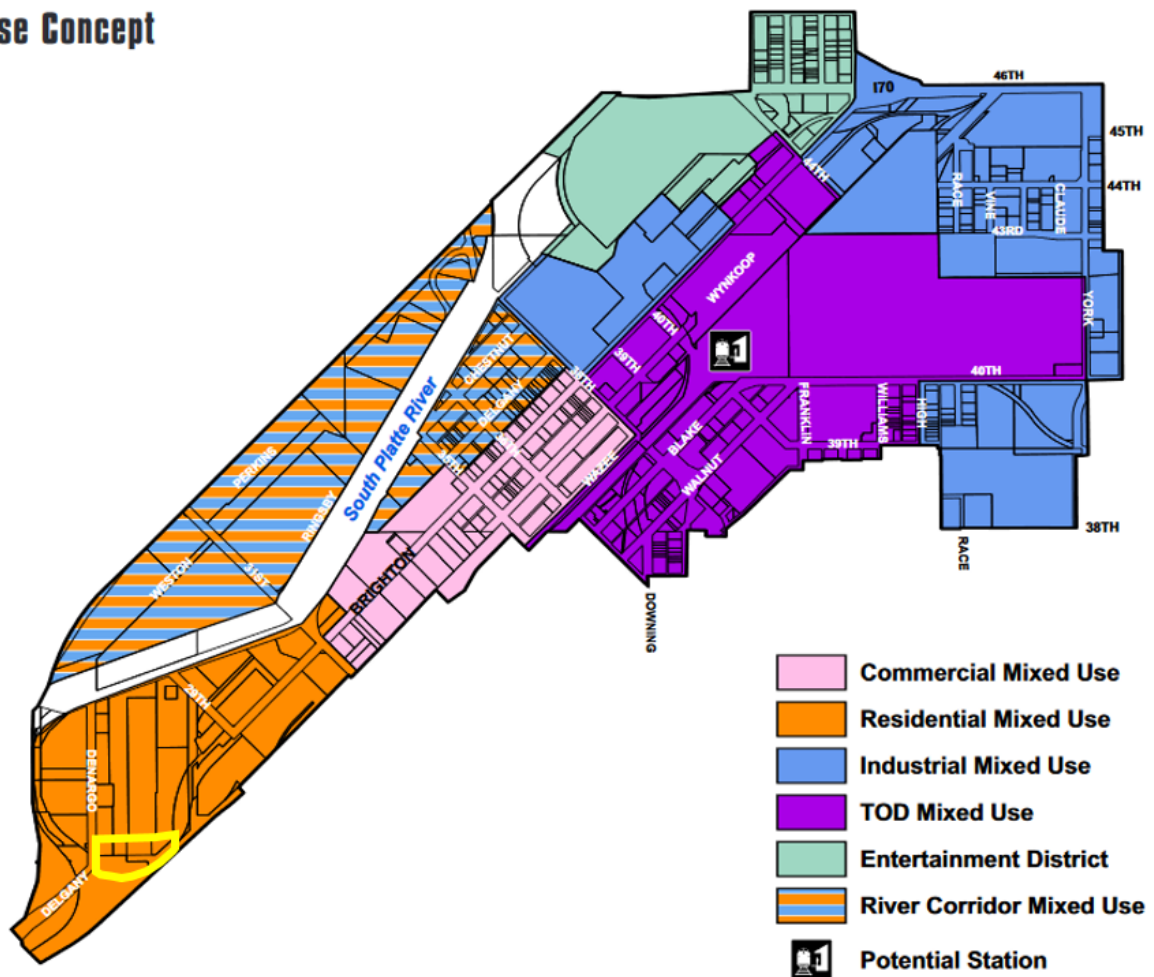
- Land Use & Built Form: Design Quality & Preservation Policy 3, Strategy D – *Use design overlays in limited areas to direct new development towards a desired design character unique to the*

*area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process (p. 102).*

### **River North Plan (2003)**

The River North Plan was adopted by City Council in 2003 and applies to the subject property. It designates the area Residential Mixed-Use and includes specific recommendations for the Denargo Market area, including “facilitate the redevelopment of the Denargo Market area into an exciting mixed-use community” (p. 59).

### **Land Use Concept**



The plan recommends “Residential Mixed-Use zoning, Commercial Mixed-Use zoning, or a combination of both” for the Residential Mixed-Use areas (p. 84). The plan recommendations for the Denargo Market area are to “create a compact, mixed-use, pedestrian friendly development” and “ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area and creates friendly and useable public spaces” (p. 76). The plan does not include specific building height recommendations, but suggests there should be “appropriate massing, scale, building heights and



building size for new development with height limits along the South Platte River” (p. 76). This site is not located along the river where such height limits would apply.

The proposed C-MX-8 and C-MX-16 zone districts would be consistent with the recommendations of the River North Plan by allowing a residential, office, and retail uses in a pedestrian-friendly form. The allowed 8 and 16-story maximum heights are appropriate for urban development near downtown. The design and build- to requirements of the C-MX-8 and C-MX-16 zone districts, in conjunction with the River North design overlay, would ensure an urban form compatible with a new, pedestrian-oriented development.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to C-MX-8, DO-7 and C-MX-16, DO-7 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city’s adopted land use plan. The proposed rezoning would also facilitate housing density near services and amenities and foster the creation of a walkable, urban area within walking distance to downtown.

## **4. Justifying Circumstance**

The application identifies several changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4, *“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: (a.) Changed or changing conditions in a particular area, or in the city generally;”*

Recent physical changes within proximity to the subject site include the opening three new apartment buildings in the Denargo Market area, completion of the reconstruction of Brighton Boulevard and the addition of bicycle and pedestrian connections through the area. The character of River North, and Denargo Market in particular, is rapidly changing and the rezoning request is justified to recognize the changing conditions.

While the application includes “a City adopted plan” as a justifying circumstance, staff does not find the adoption of the River North Plan or Blueprint Denver as meeting this criterion. The River North Plan was adopted before the current zoning and Blueprint Denver is not a relevant justifying circumstance as the land use plan direction did not change significantly.

## **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

As described in the Denver Zoning Code, the General Character of the Urban Center (C-) district will include “multi-unit residential and mixed-use commercial strips and commercial centers.” It is also described as follows: “Multi-unit residential uses are typically in multi-story mixed use building forms.

Commercial buildings are typically Shopfront and General 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.” This rezoning request is in conformance with the zoning that already exists in the surrounding neighborhood, i.e. mostly a mix of C-MX-8, C-MX-12 and C-MX-16.

According to the zone district intent stated in the Denver Zoning Code, the C-MX-8 district “applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired” (DZC Section 7.2.2.2.C). The C-MX-16 district “applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 16 stories is desired” (DZC Section 7.2.2.2.E). The site is served by a collector street, but the property is in an area served by nearby arterial streets. The nearest major arterial streets are two blocks east (Broadway/Brighton Boulevard) and two blocks south (Park Avenue West). Thus, the street classifications and desired building heights in this area are consistent with the zone district purpose and intent statements.

The River North Design Overlay (DO-7) has many purposes including “implement adopted plans; promote creative, high-quality, design in the general area covered by the adopted 38th and Blake Station Area Height Amendments and the RiNo Business Improvement District; provide flexibility to support the diverse design traditions of RiNo; activate the South Platte River frontage to promote the river as a neighborhood asset; maintain human scale and access to daylight as heights and densities increase throughout the district; promote vibrant pedestrian street frontages with active uses and street-fronting building entries; provide transitions between residential frontages and mixed-use streets; ensure that buildings are designed to adapt to new uses as the district changes and evolves; promote active transportation options, such as walking and biking; minimize potential conflict points between pedestrians and motor vehicles; minimize the visibility of surface and structured parking areas for vehicles; and encourage small, privately-owned, open spaces to increase design diversity along the street frontage and support pedestrian activity.” (DZC Section 9.4.5.11.B). The site, with its proximity to the South Platte River and adjacency to the newly constructed Brighton Boulevard warrants special attention to detail with regards to activation, building entries and other human-scaled elements. The site is located within the area of the RiNo Business Improvement District. Thus, the proposed map amendment is consistent with the purpose statements of the design overlay district.

## **Attachments**

1. Application