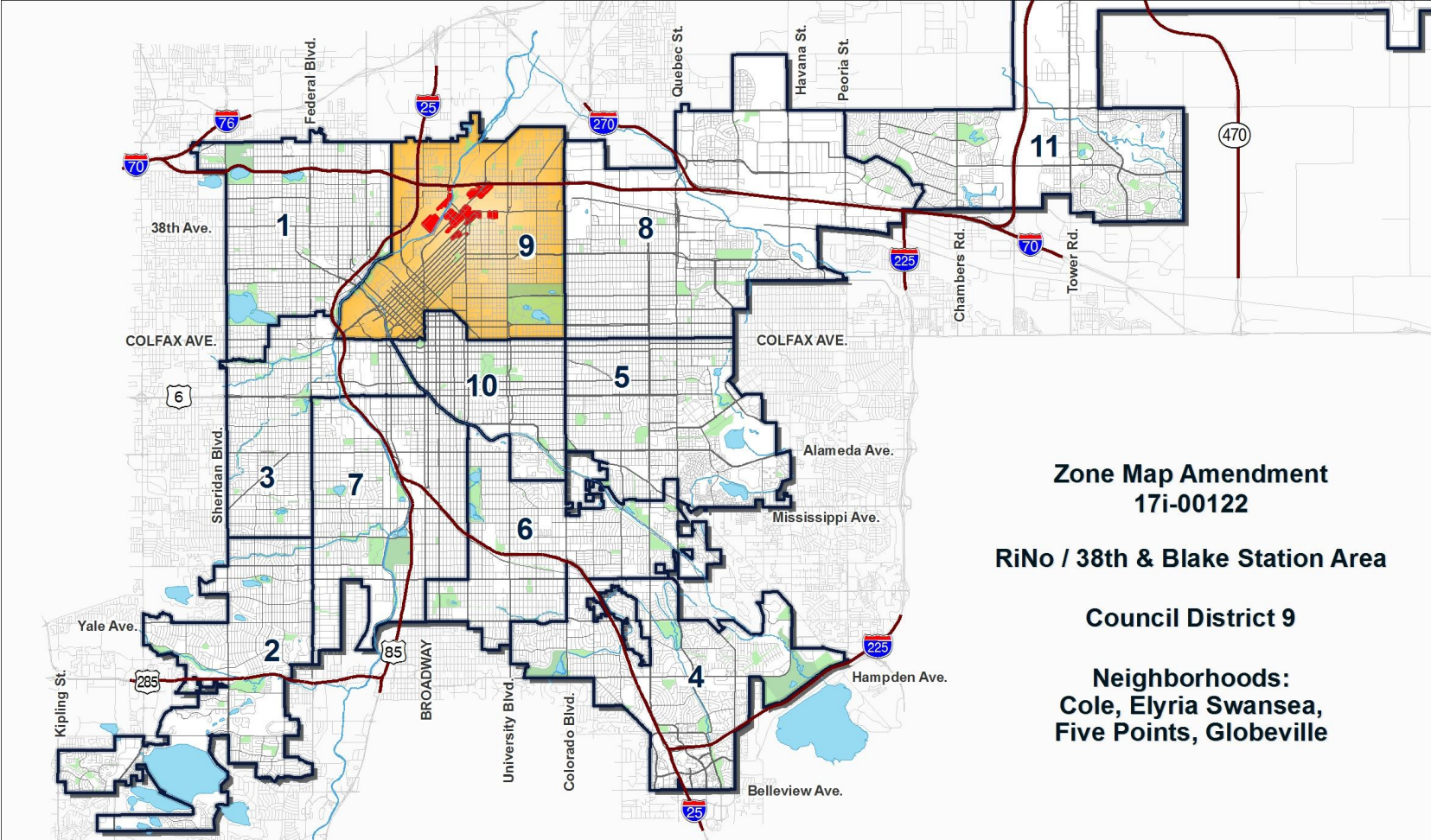




38th & Blake Station Area

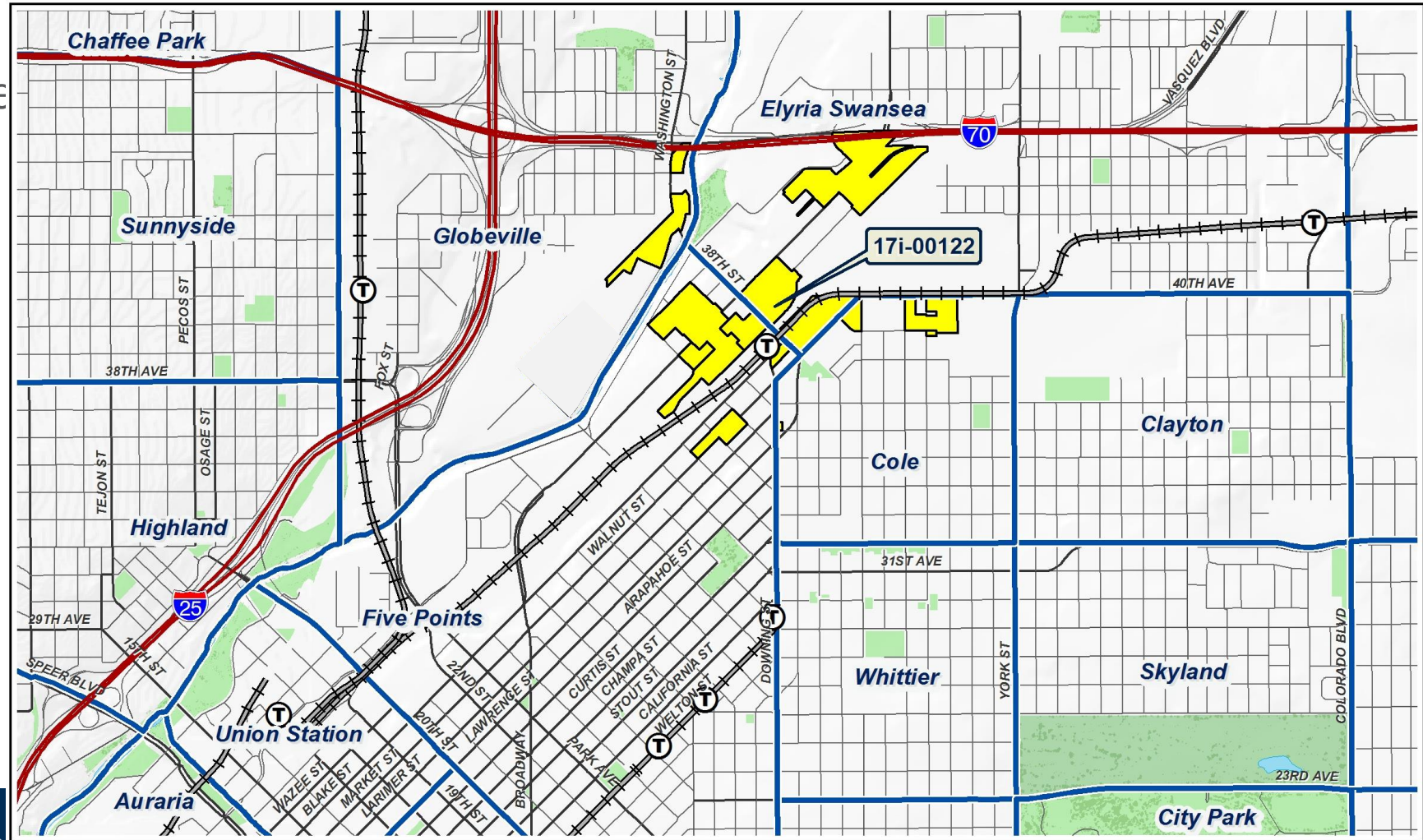
#2017I-00122 Base District rezoning and application of IO-1 and DO-7 overlays

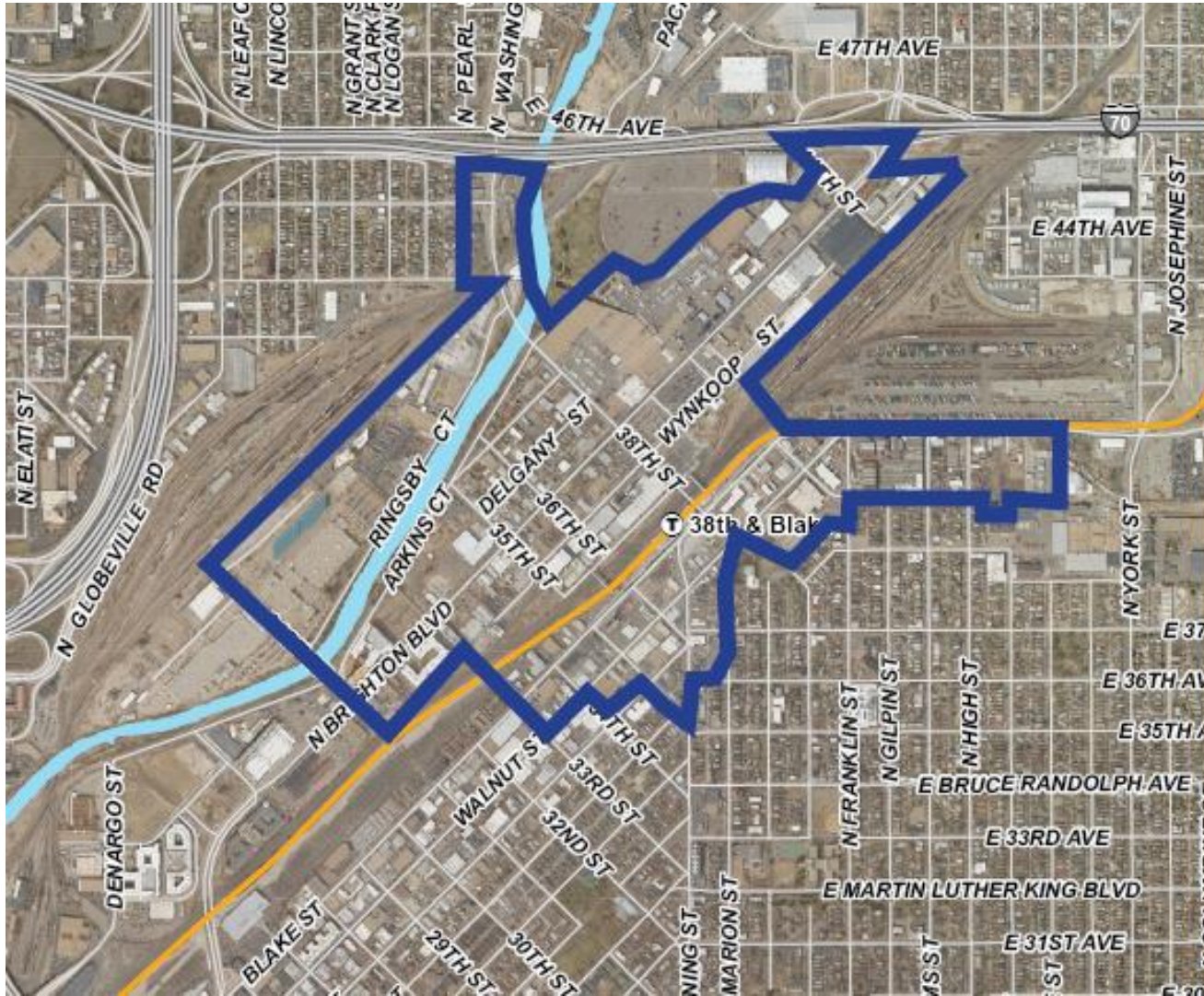
Council District 9



Neighborhoods

- Elyria & Swansea
- Cole
- Five Points
- Globeville





38th & Blake Station Area Base Rezoning

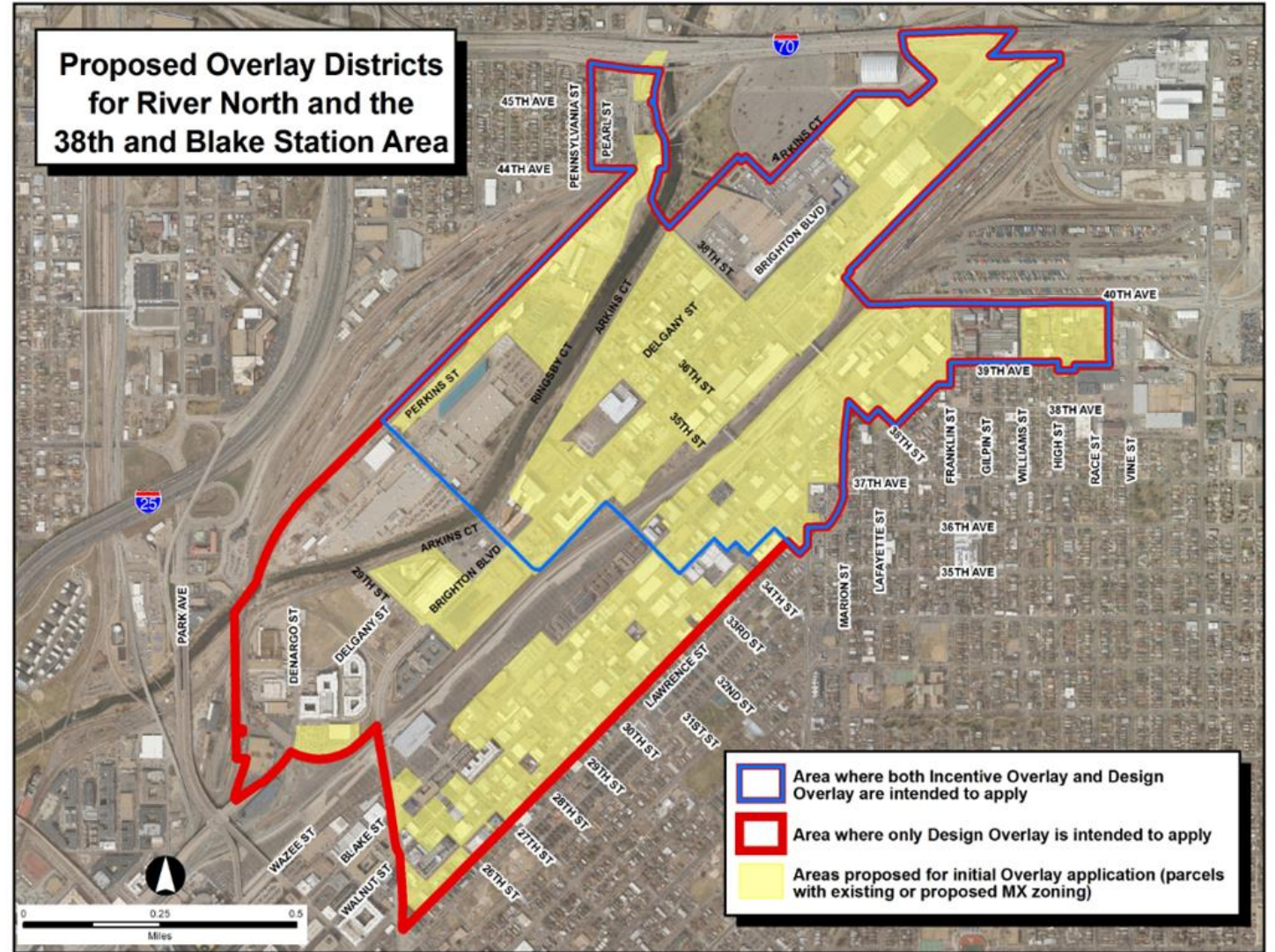
- Approx. 135 properties
- Approx. 160 acres

Proposal:

- Legislative rezoning to I-MX- and C-MX- districts with varying height limits.
- Apply IO-1 and DO-7 Overlays

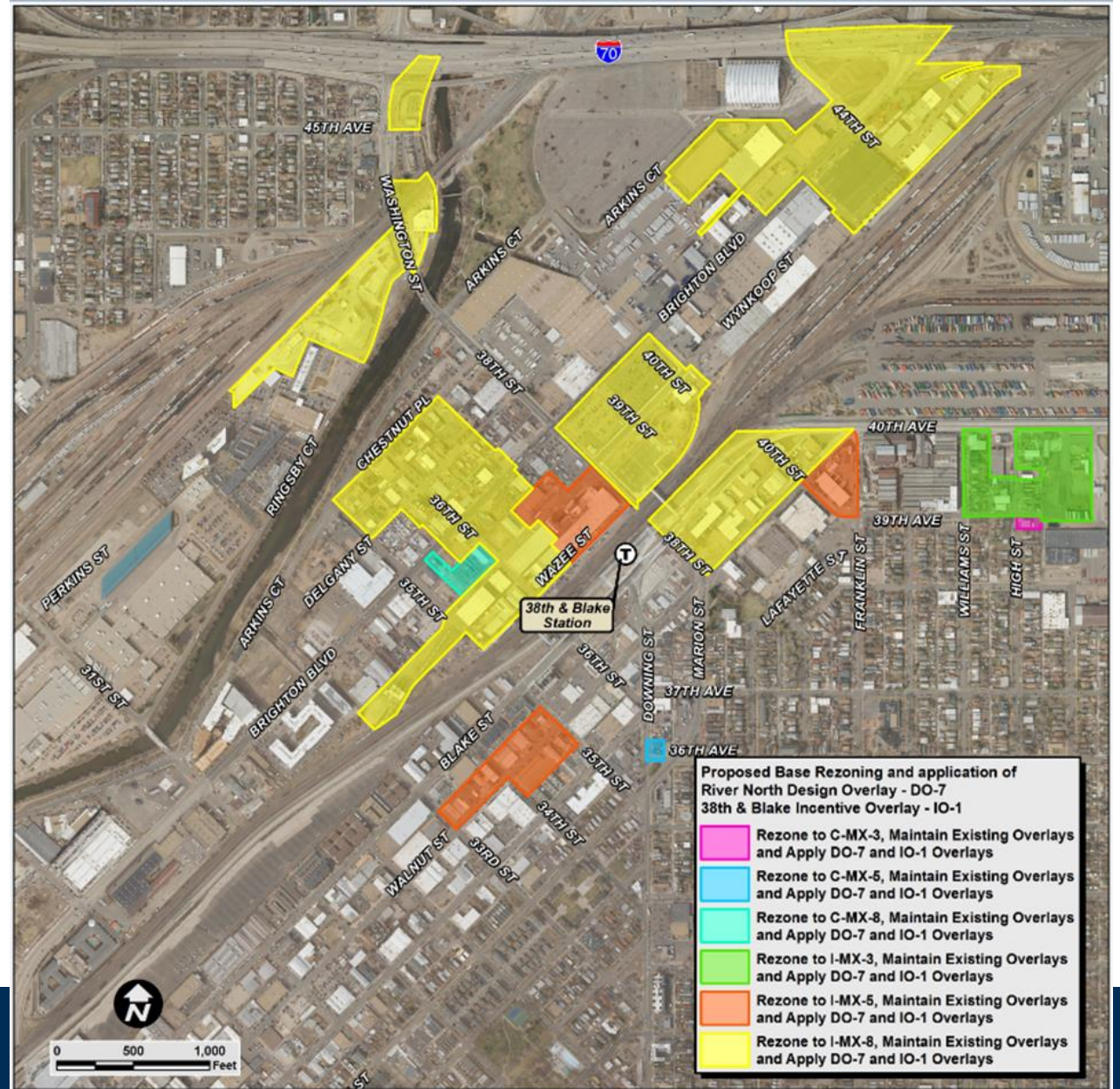
Related Overlay District Project

- 38th and Blake Incentive Height Overlay
- River North Design Overlay
- Both designed to work on properties with mixed use districts from the Denver Zoning Code
- Examples: I-MX-, C-MX-



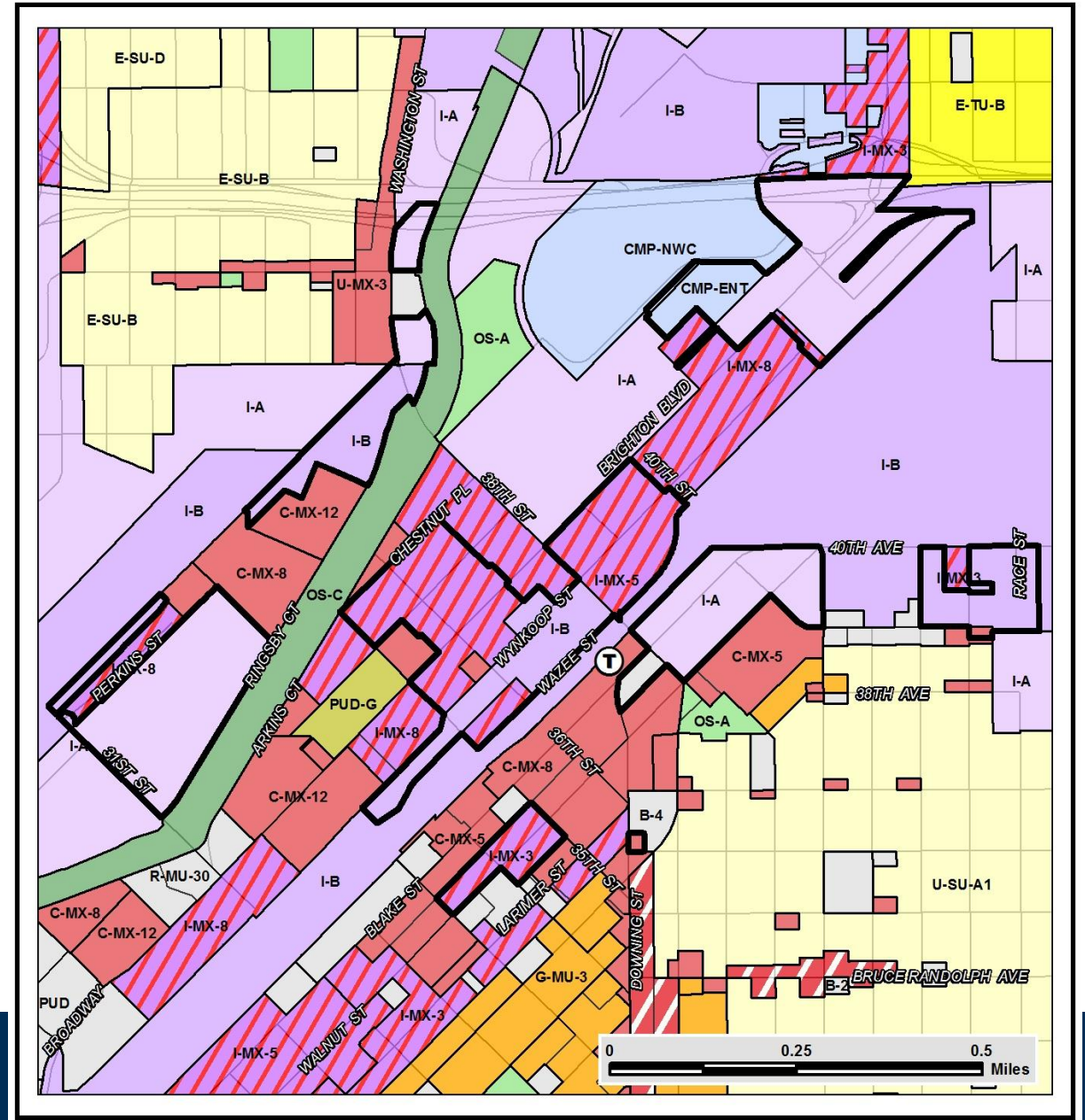
#171-00122

- Establish C-MX- or I-MX- districts
 - 3 to 8 story maximum
- Establish 38th & Blake Incentive Height Overlay (IO-1); River North Design Overlay (DO-7)
- Preserves existing Use Overlays (UO-2, UO-1)
- Affects properties with non-height-based zone districts
 - I-A, I-B
 - Former Ch. 59
- Would not affect properties with custom zoning
 - PUD
 - Former Ch. 59 with waivers



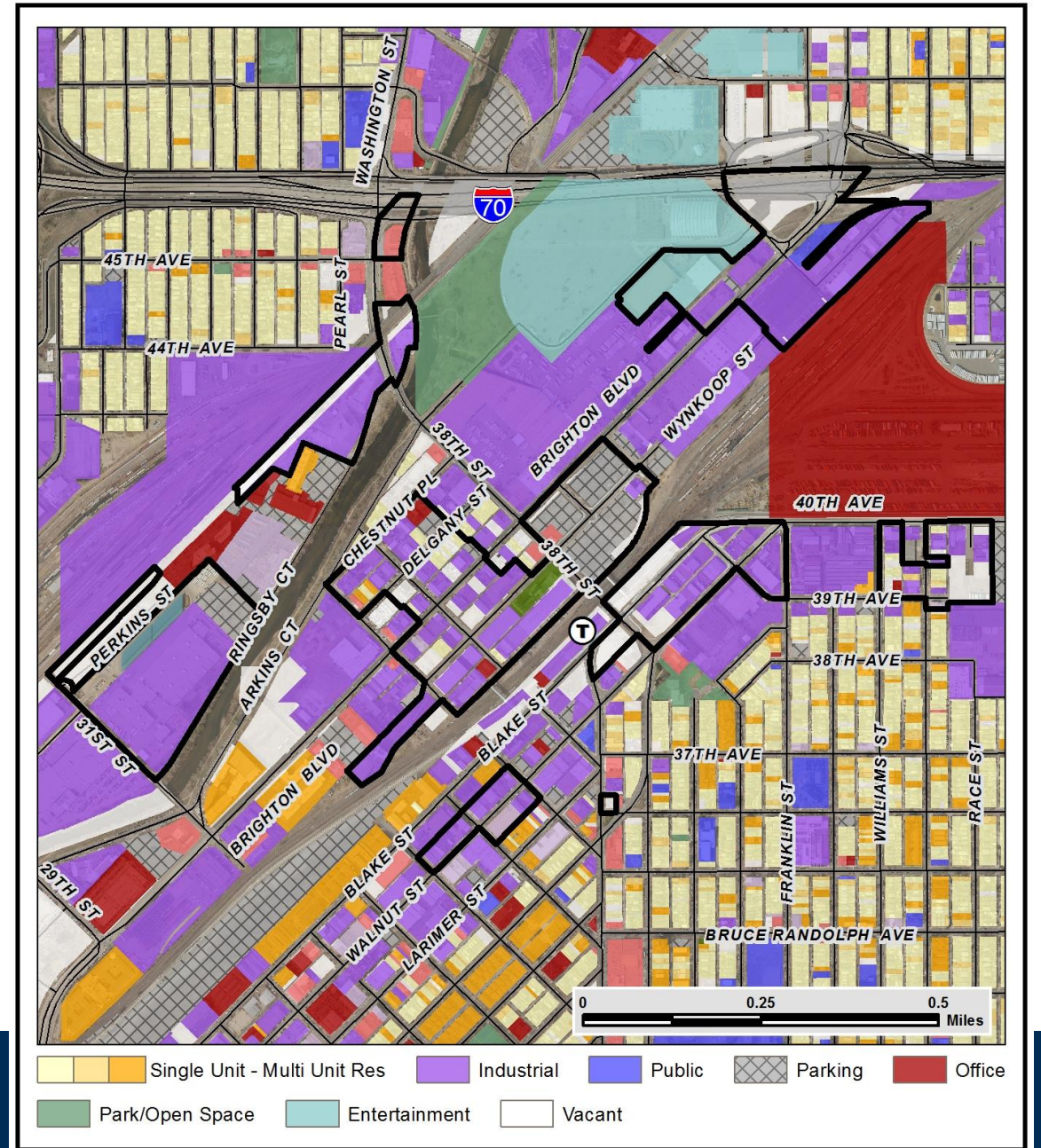
Existing Context: Zoning

- C-MX-
- I-MX-
- U-SU-A1
- E-SU-B
- I-A
- I-B
- R-MU- (Former Ch. 59)
- PUD
- G-MU-3
- OS-A
- OS-C



Existing Context: Land Use

- Industrial
- Warehouse
- Single- and Multi-unit residential
- Transportation (rail and freight handling)
- Entertainment (Coliseum)
- Vacant

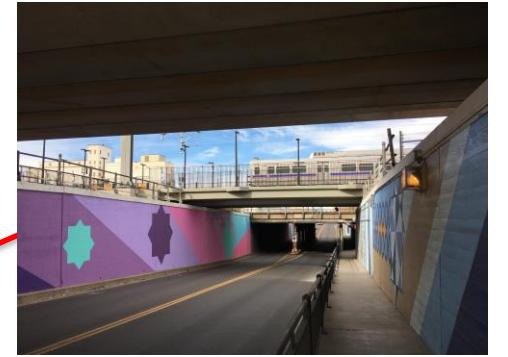
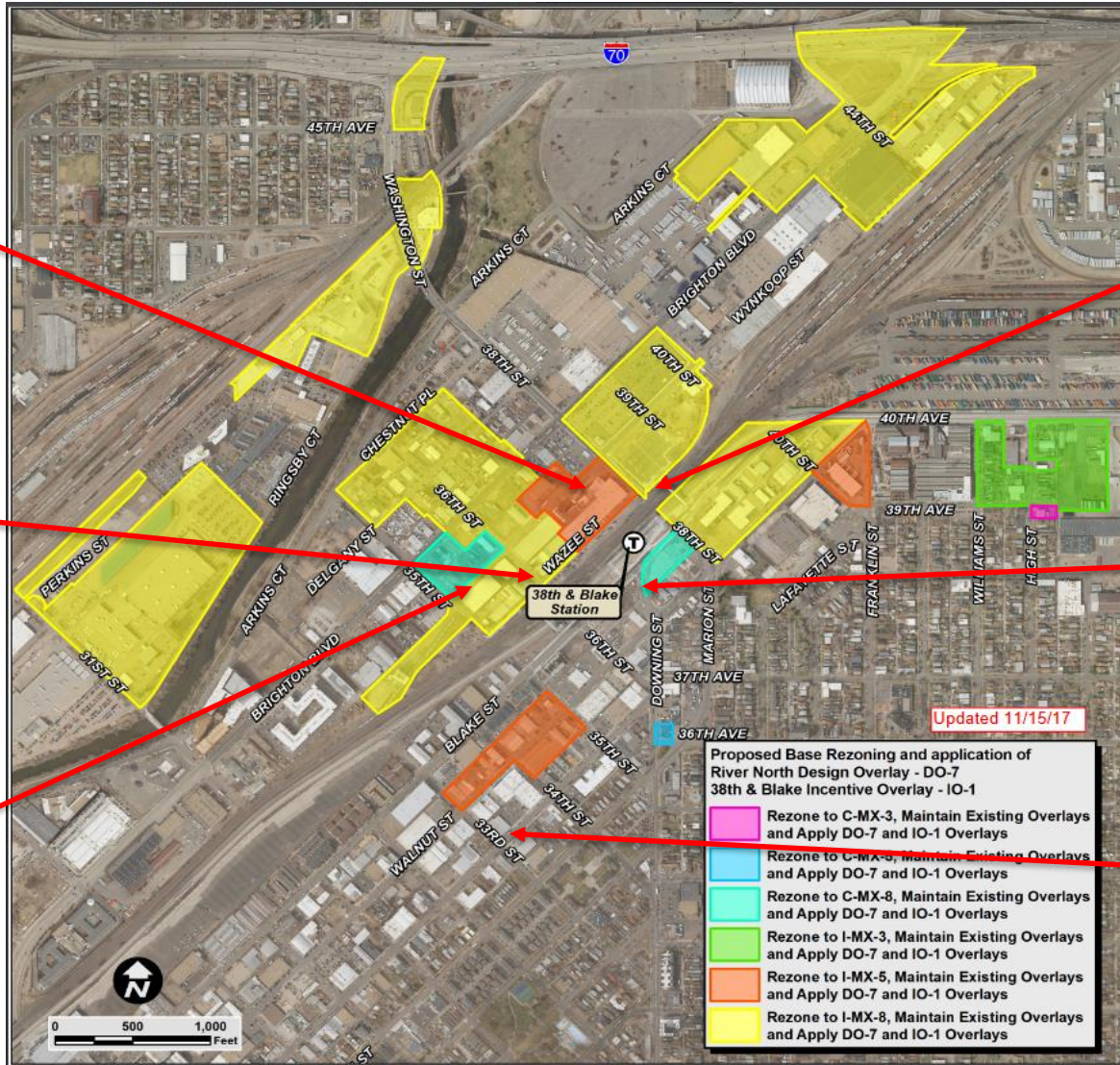


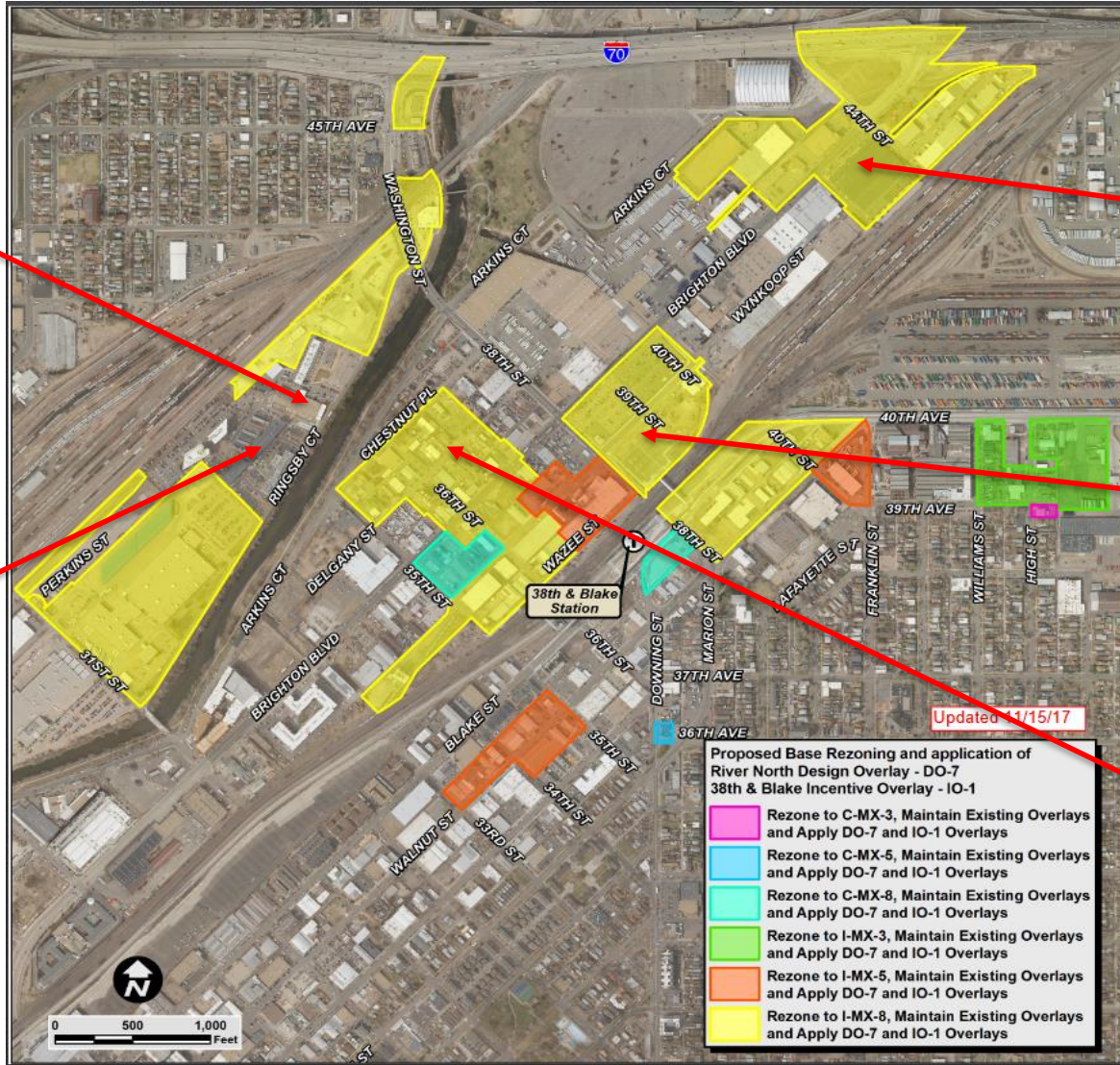
Existing Context: Block Size, Building Form and Scale (Southern Half)



Existing Context: Block Size, Building Form and Scale (Northern Half)

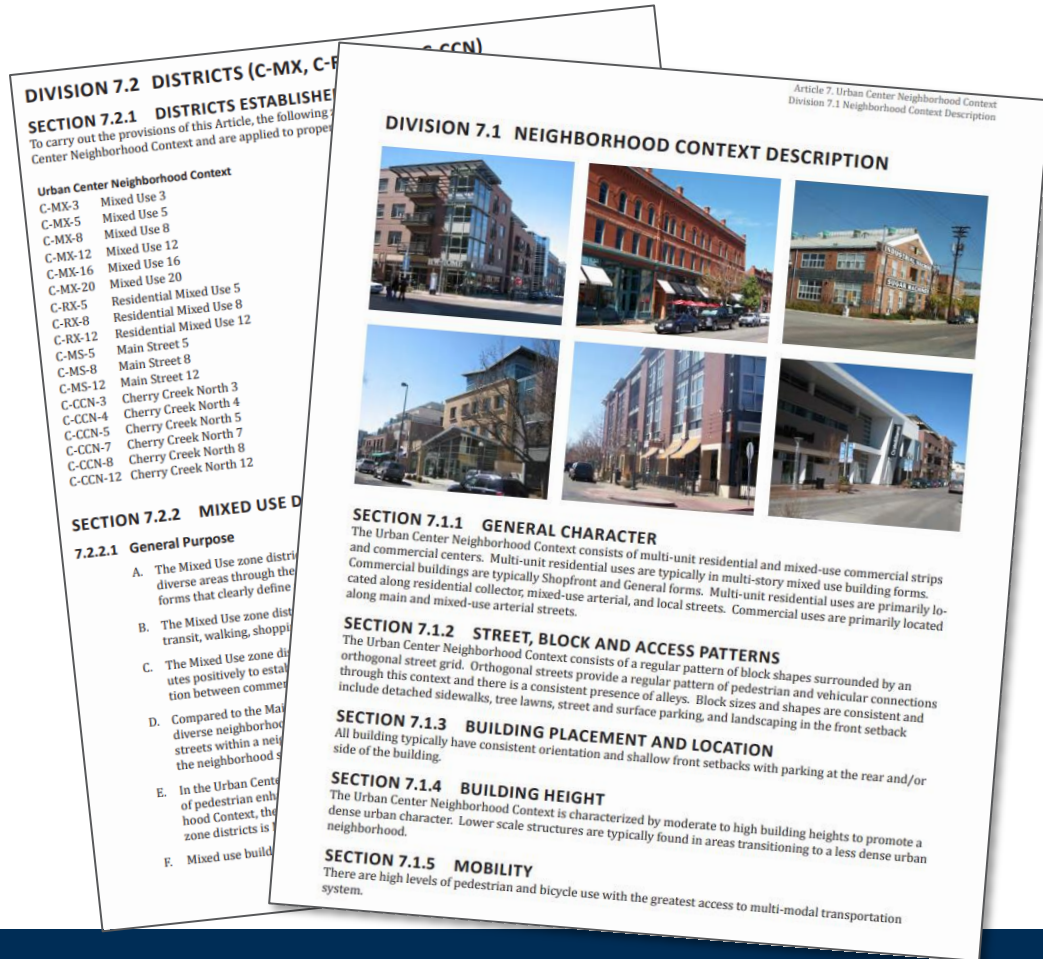






Proposal: C-MX-3, 5, 8

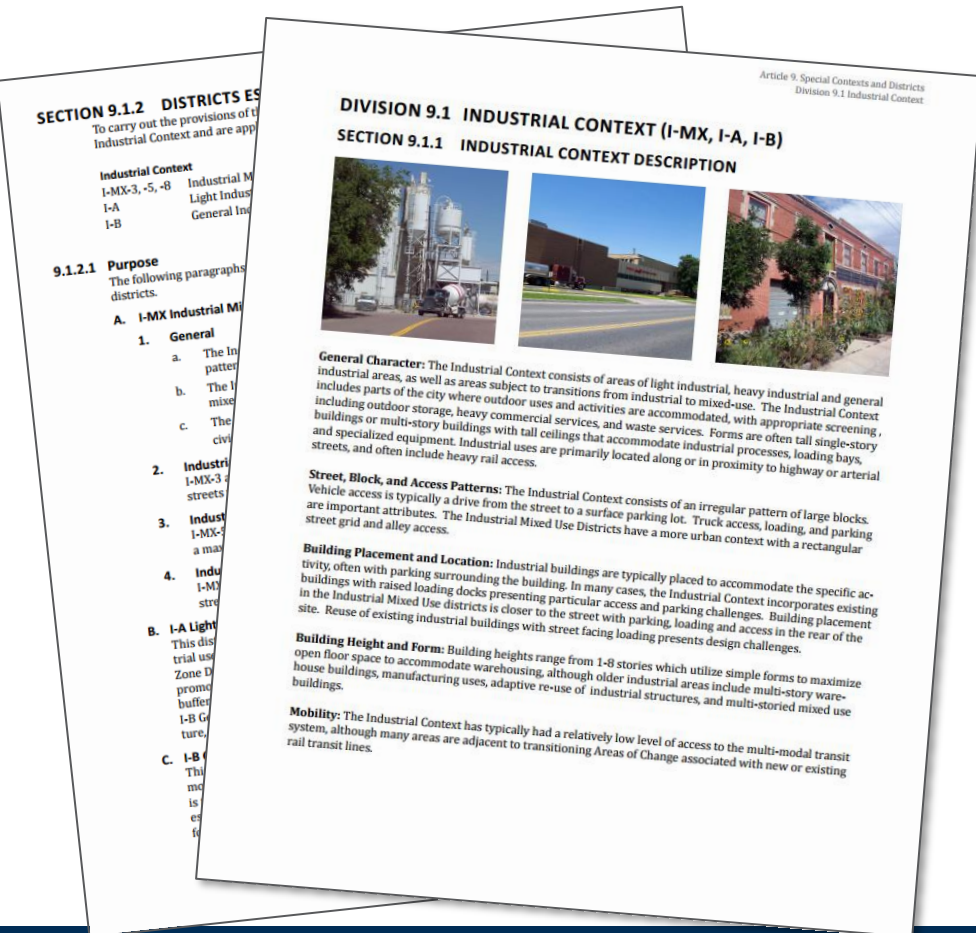
Urban Center Neighborhood Context, Mixed Use, maximum height of 3 to 8 stories.



- Promotes dense mixed-use centers with moderate to high building heights.
- Prioritizes active pedestrian realm.
- Mapped where:
 - adopted future land uses are transit-oriented development or similar
 - existing land uses are primarily residential and commercial.

Proposal: I-MX-3, 5, 8

Industrial Neighborhood Context, Mixed Use, maximum height of 3 to 8 stories.



- Promotes pedestrian-scaled development with buildings at the street and an active street level
 - especially in General building form, only form permitted in DO-7 design overlay
- Industrial uses permitted and regulated similar to I-A, I-B, with building form regulations to guide transition to mixed-use over time
- Residential and commercial uses introduced
- Proposed where:
 - adopted future concept land uses are industrial mixed-use, employment mixed-use and general mixed-use
 - predominant existing land uses are industrial or residential

Process

Step	Date
38 & Blake Station Area Height Amendments adopted	9/19/16
Stakeholder Meetings to develop implementation strategy	12-16 to 6-17
Planning Board info item	7/19/17
LUTI Info Item	8/8/17
Postcards sent to all affected property owners (mailing #1)	8/29/17
Initial draft map of proposed map amendments posted	9/1/17
INC and other RNO presentations	8/17 through 9/17
Stakeholder meeting on Design Overlay	9/11/17

Process (cont...)

Step	Date
Open House for Base Rezoning property owners	9/12/17
Feasibility Study stakeholder meeting	10/12/17
Postcards sent to all affected property owners (mailing #2)	10/31/17
Open House focused on Overlays and Base Rezoning	11/8/17
Planning Board Notice signs posted in area	11/20/17
Planning Board: Recommendation of Approval (6 in favor, 1 recusal)	12/6/17
LUTI Committee	1/2/18
City Council First Reading (tentative)	1/16/18
City Council Public Hearing (tentative)	2/12/18

Registered Neighborhood Organizations

- Inter-Neighborhood Cooperation (INC)
- RiNo
- River North Art District
- United Community Action Network Inc.
- Curtis Park Neighbors
- Globeville Civic Association #2
- Globeville Civic Partners
- The Points Historical Redevelopment Corp.
- Five Points Business District
- Rail Yard Lofts Homeowner's Association, Inc.
- Denver Neighborhood Association, Inc.
- Cross Community Coalition
- Elyria and Swansea Neighborhood Association
- Elyria Swansea/Globeville Business Association
- Opportunity Corridor Coalition of United Residents
- Globeville K.A.R.E.S.
- Rio Norte
- Cole Neighborhood Association
- Denver Arts and Culture Initiative
- Comunidades Unidas Globeville\Elyria & Swansea
- North Neighborhoods Democratic Council
- Ballpark Collective
- Blake27 Urban Brownstones

Review Criteria for Legislative Rezoning

Denver Zoning Code Review Criteria (DZC Sec. 10.4.10.17)

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



Review Criteria: Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- River North Plan (2003)
- 38th & Blake Station Area Plan (2009)
- Northeast Downtown Neighborhoods Plan (2011)
- Elyria & Swansea Neighborhoods Plan (2015)
- 38th & Blake Station Area Height Amendments (2016)



Review Criteria:

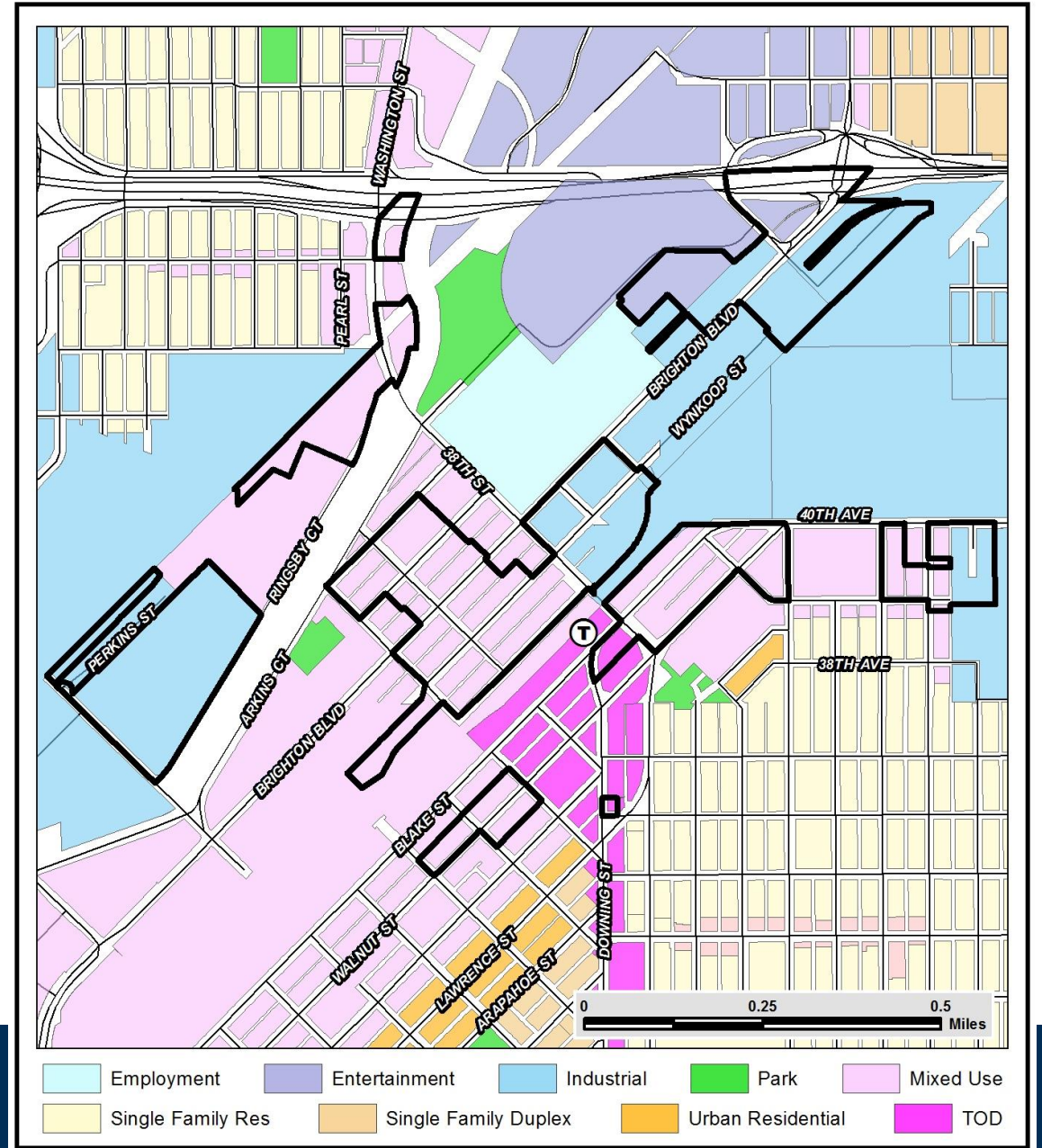
Consistency with Adopted Plans

Comprehensive Plan 2000

- Land Use Strategy 3-B: *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. (p 60)*
- Mobility Strategy 4-E: *Continue to promote mixed-use development, which enables people to live near work, retail and services. (p 78)*
- Legacies Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated. (p 99)*
- Vision of Success – Congruency of land use and zoning: *Ongoing clarification of the Zoning Ordinance in a process linked to a citywide land-use plan will eventually result in a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas. (p 54)*
- Vision of Success – Compact Development: *Development and redevelopment of urban centers present opportunities to concentrate population and land uses within a limited geographic space [and] will improve neighborhood cohesion, reduce urban sprawl and connect residents more directly to services and amenities within their immediate living environment. (p 55)*

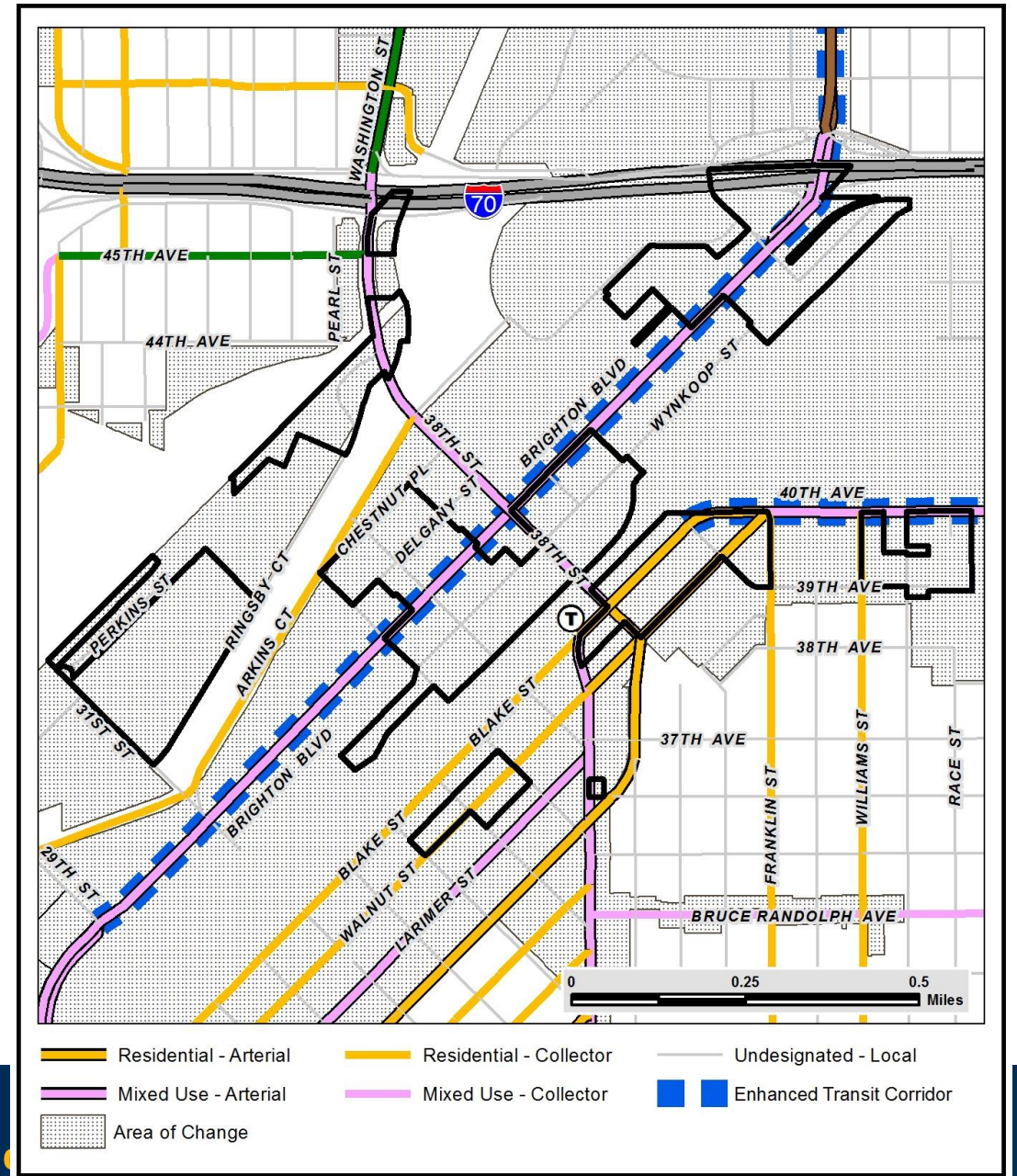
Blueprint: Future Land Use

- All within an Area of Change
- Maps range of future land uses, including:
 - TOD
 - Mixed-Use
 - Industrial
 - Employment



Blueprint: Future Street Types

- Served by robust network of mixed-use streets
- Bus and commuter rail access



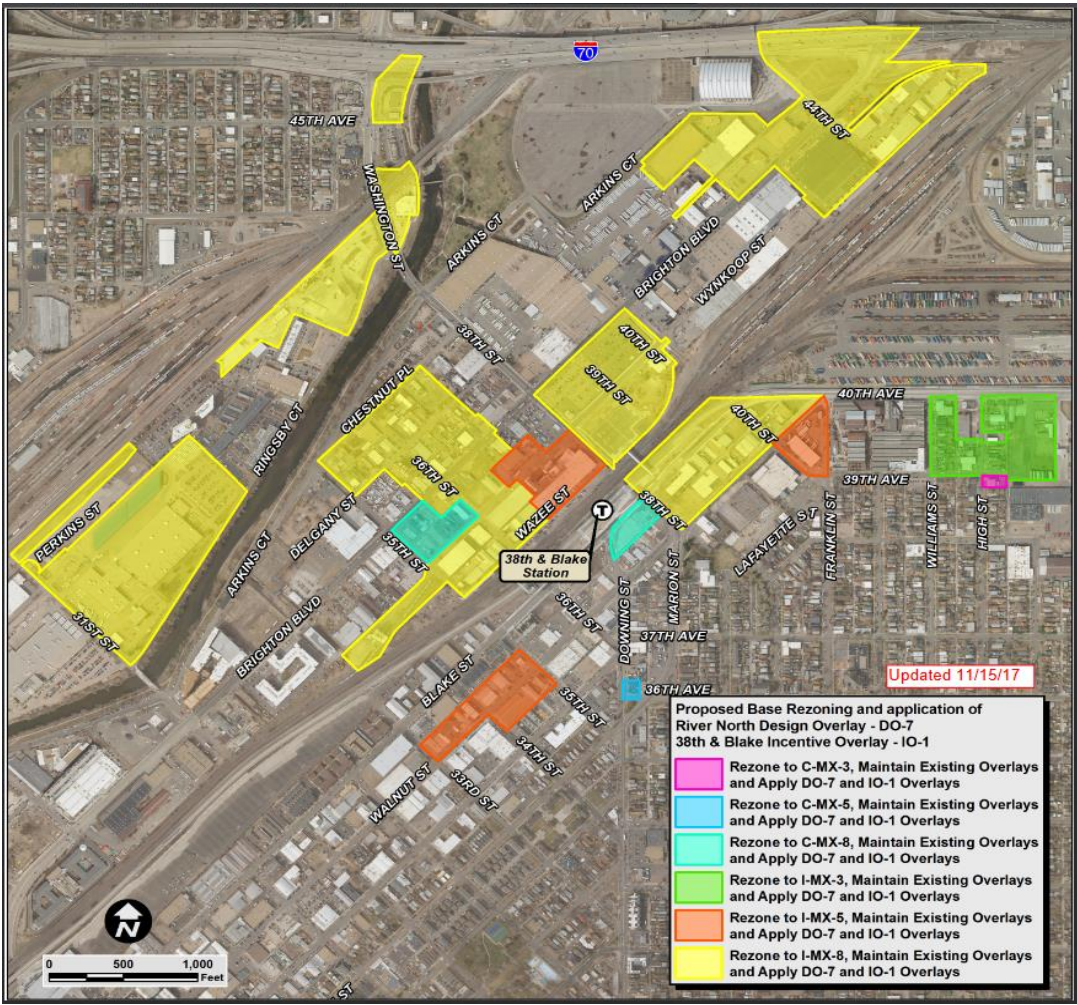
38th and Blake Station Area Height Amendments (2016)

- Consolidated and clarified building heights
- Established community support for incentive height system for affordable housing and community-serving uses
- Mapped base and appropriate incentive heights, left land use recommendations from adopted plans in place.
- Proposed rezoning synchs base heights to these adopted standards, while implementing adopted plan future land use policies





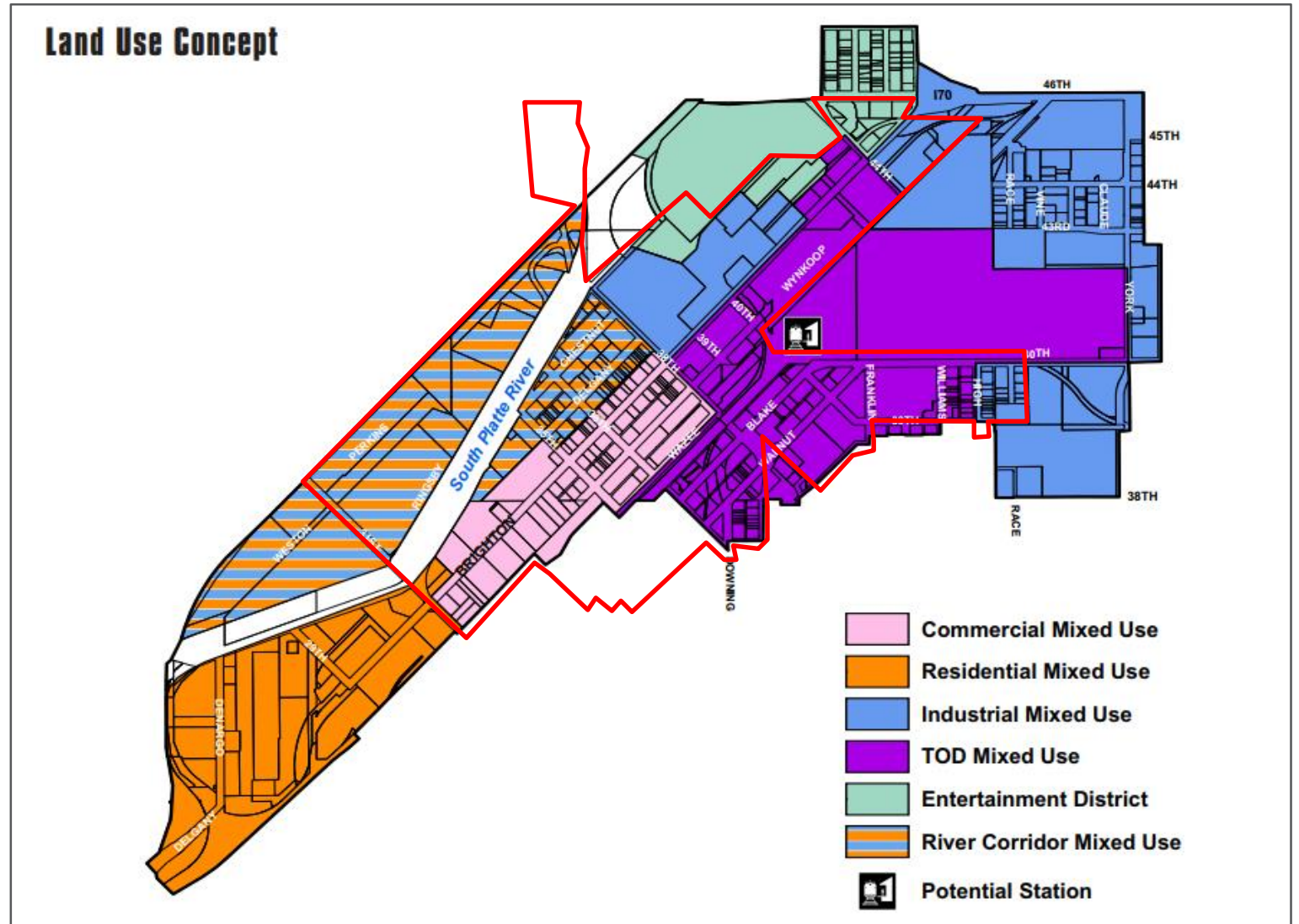
Incentive Height Overlay Boundary



Areas impacted by this proposed rezoning

River North Plan (2002)

- Recommended compact, mixed-use development near station, then expected to be at 40th St. and 40th Ave.
- Employment and commercial mixed-use in balance of district



38th and Blake Station Area Plan (2009)

Established final location of RTD University of Colorado A-Line station

Recommended future land uses appropriate for station area and surrounding districts, including:

- Mixed-Use TOD Core
- Mixed Use Main Street
- Mixed-Use Employment
- Mixed-Use Residential

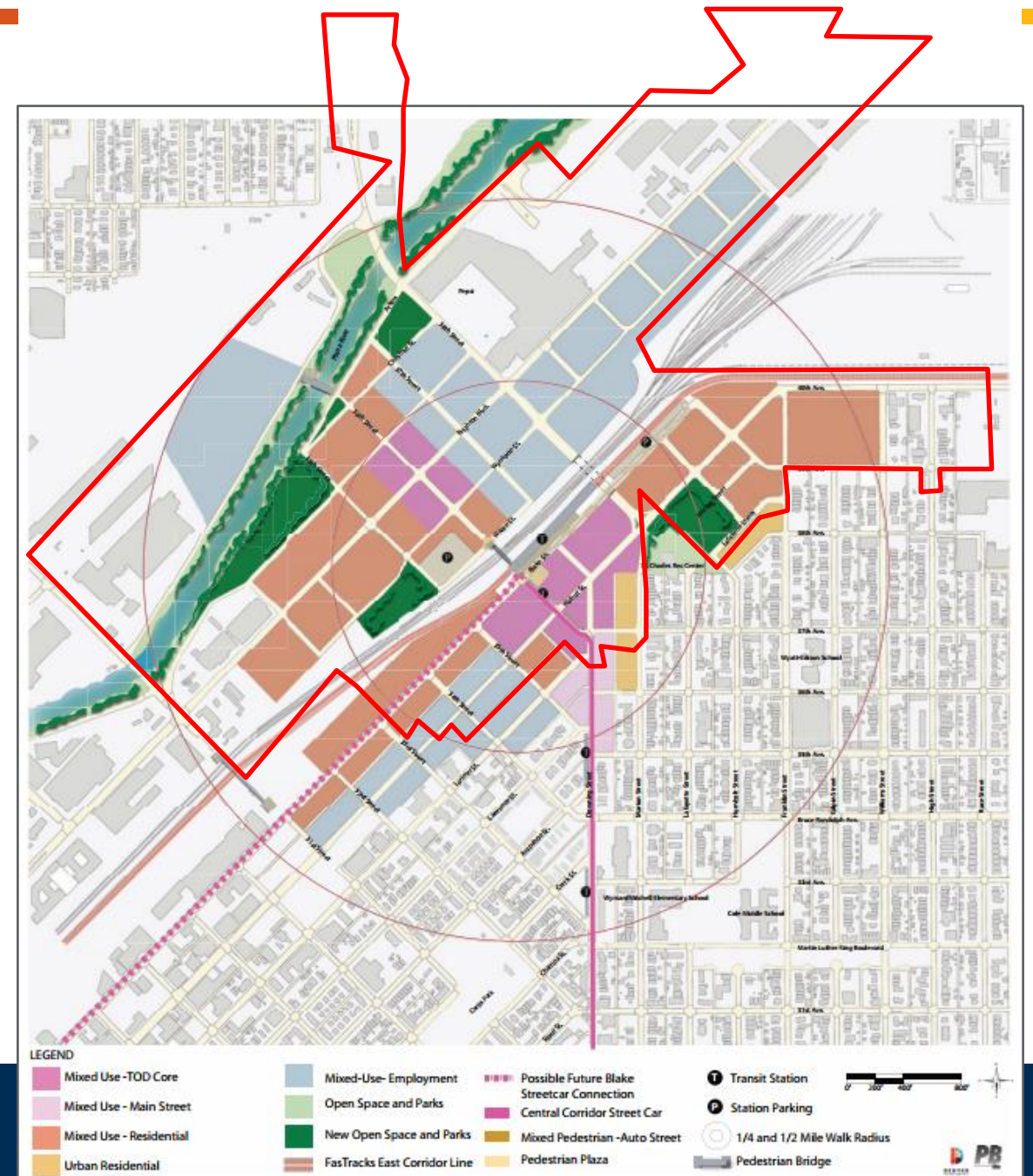
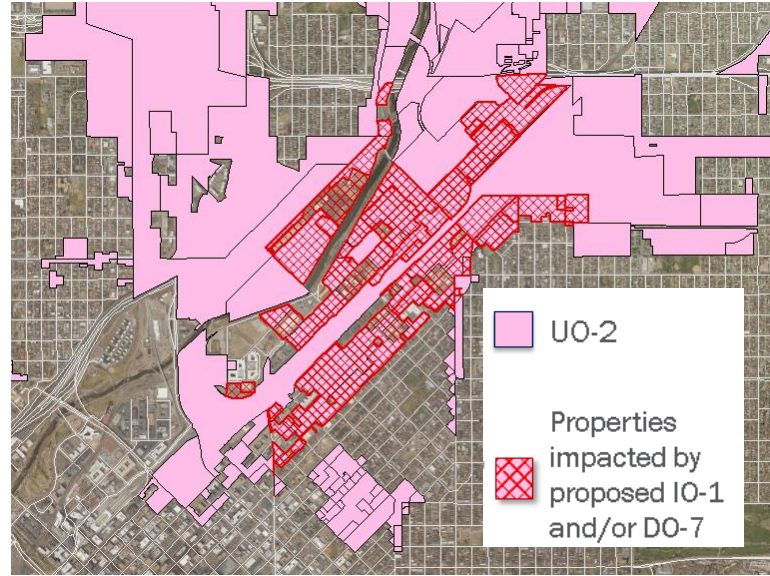
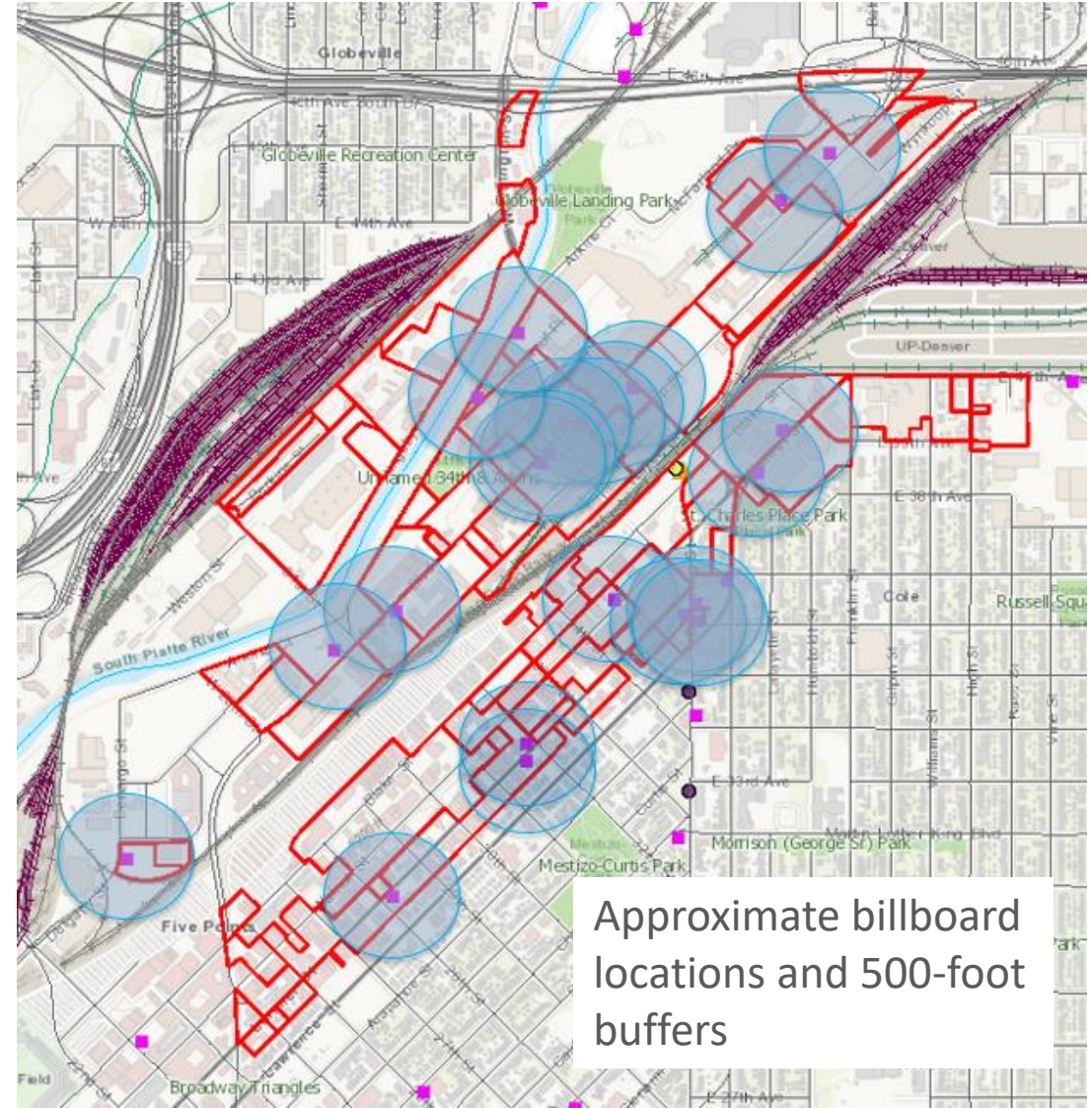


Figure 6.10 – Future Land Use

U0-2 Billboard Use Overlay



- Intended to preserve “status quo” of existing entitlements when new zoning adopted in 2010
- No adopted plan policy to address or reduce impact of billboards
- Would make approximately 25 existing billboards non-conforming
- Limited opportunity for new billboard uses



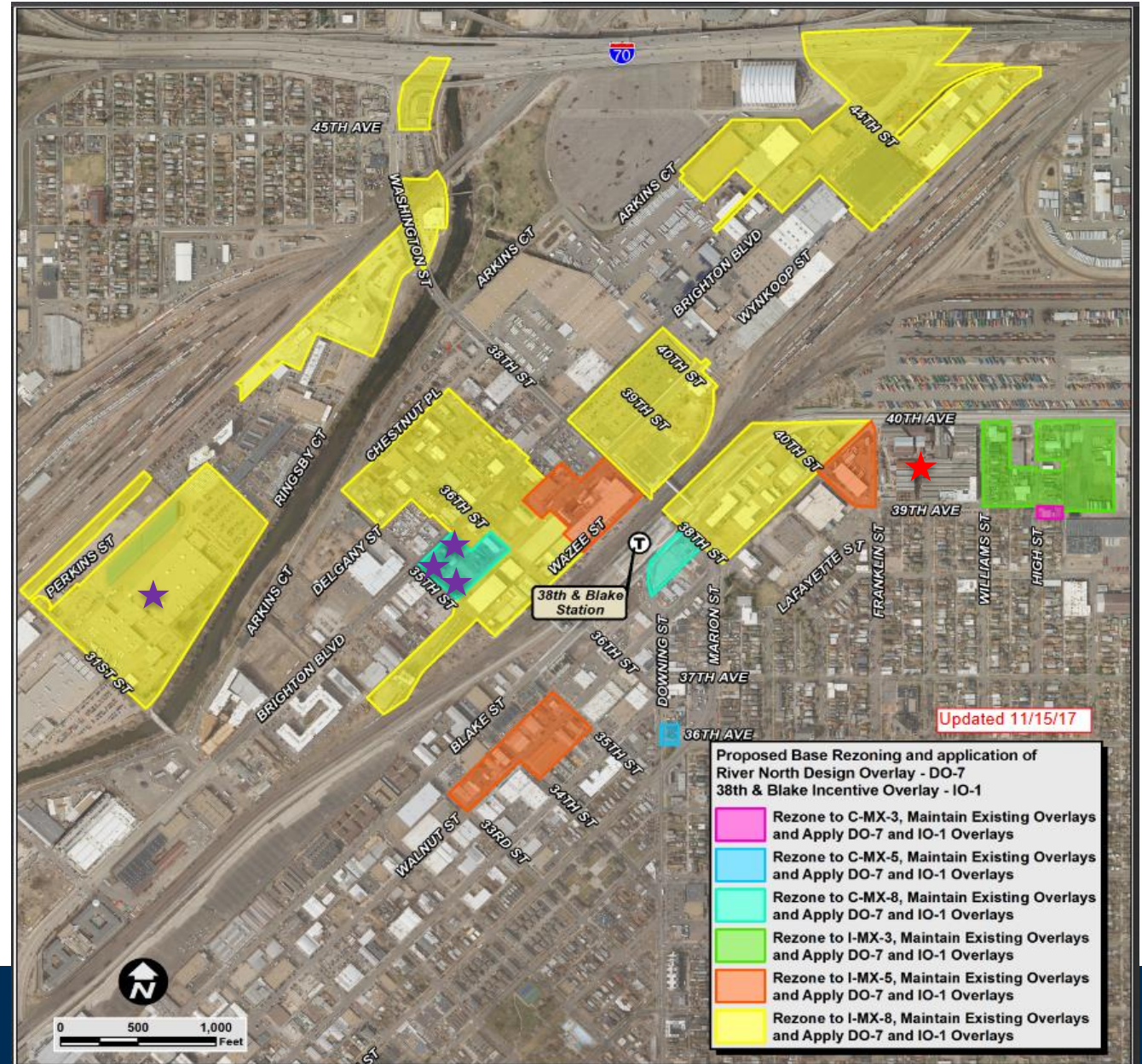
Opt-Out Requests



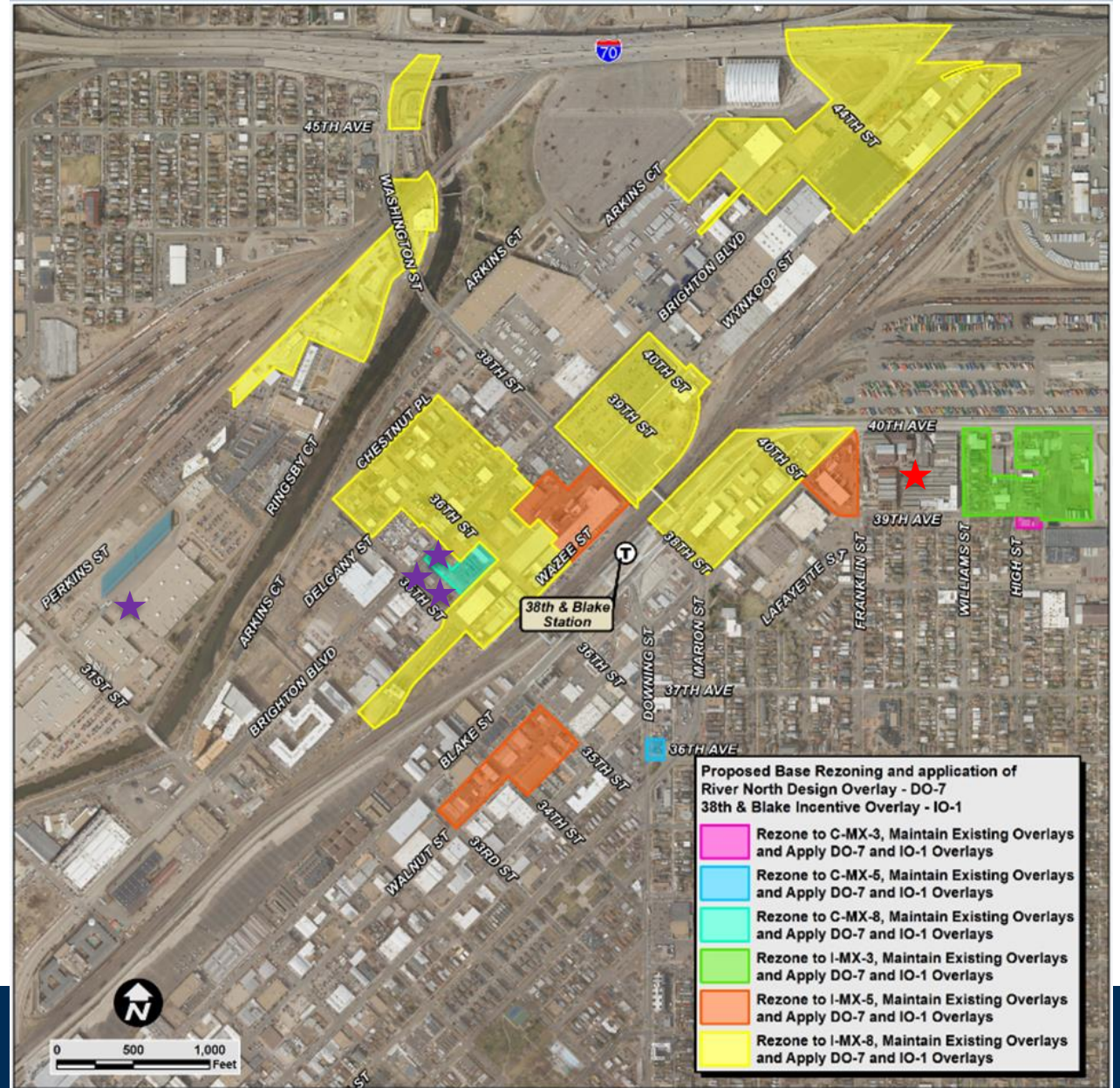
Received prior to publication of #2017I-00122 Proposal Map, 11/8/17



Received after publication of #2017I-00122 Proposal Map

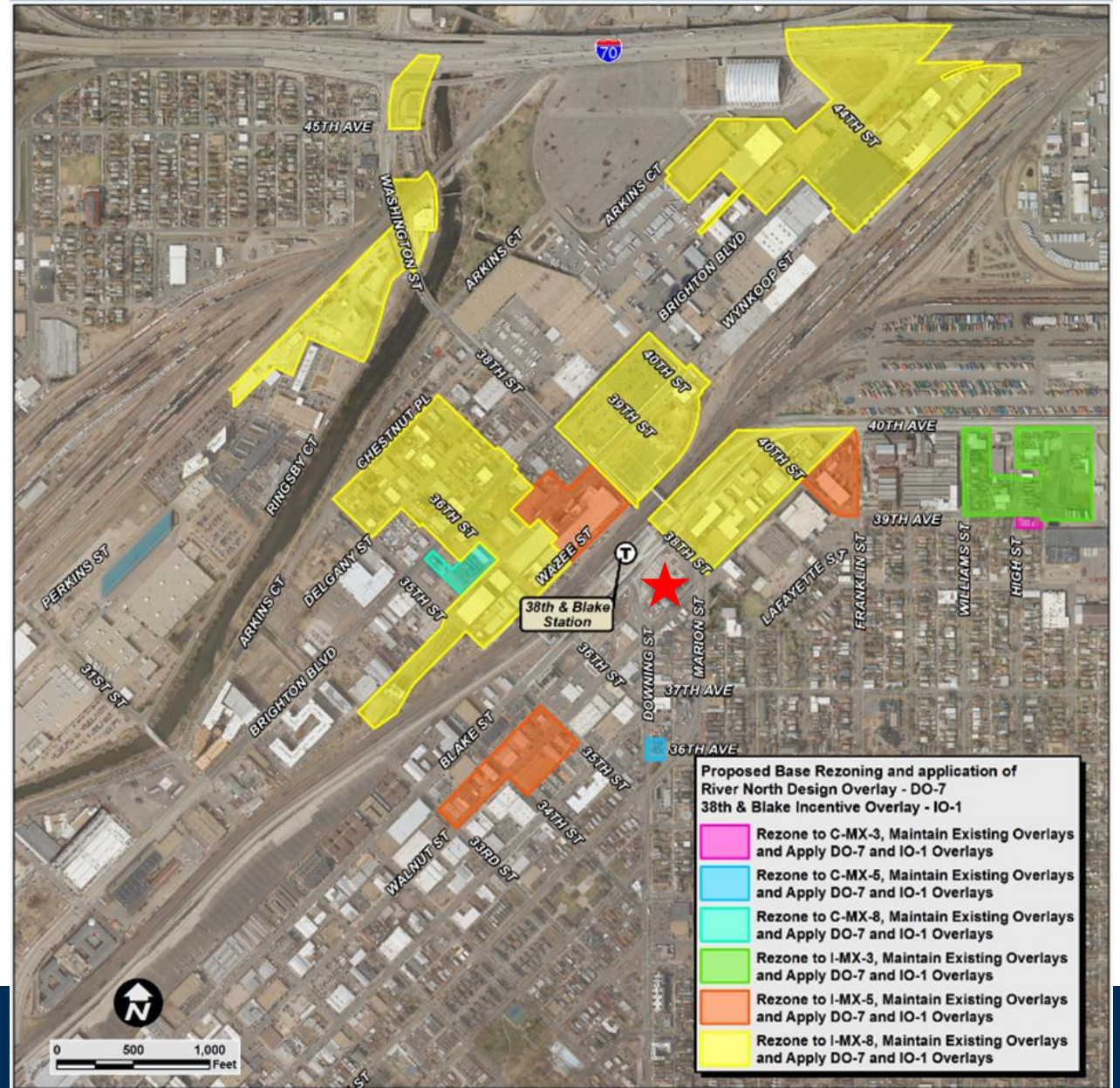


Opt-Out Requests: Final Proposal Map



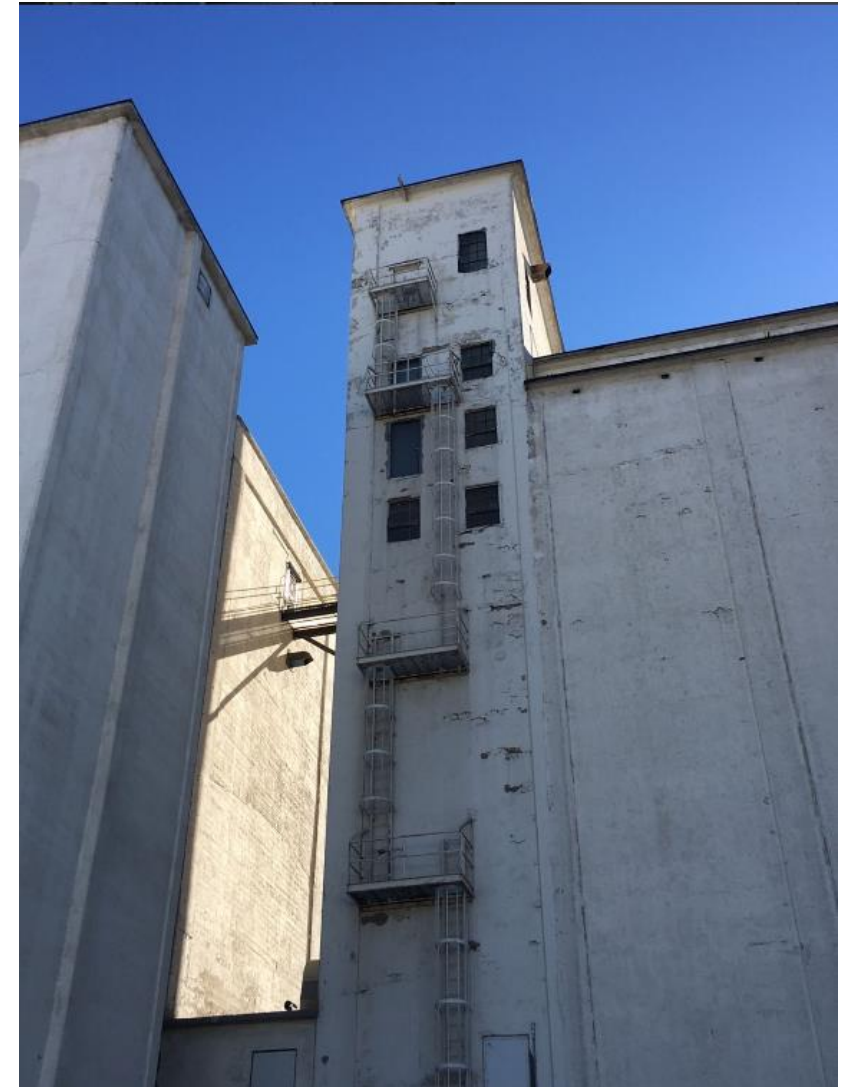
1420 38th Street

- Proposed temporary use for Tiny House Village
- Sent through as separate rezoning case #17I-00120 to allow expedited timeline
- Considered by LUTI on Dec. 18, 2017



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
Request is consistent.
3. Further Public Health, Safety and Welfare
Implements adopted plans and policies for walkable development to support transit-oriented redevelopment



CPD Recommendation

CPD recommends approval, with the condition that some properties are removed from proposal, 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



Image: Armando Martinez, via Flickr