



DENVER
THE MILE HIGH CITY

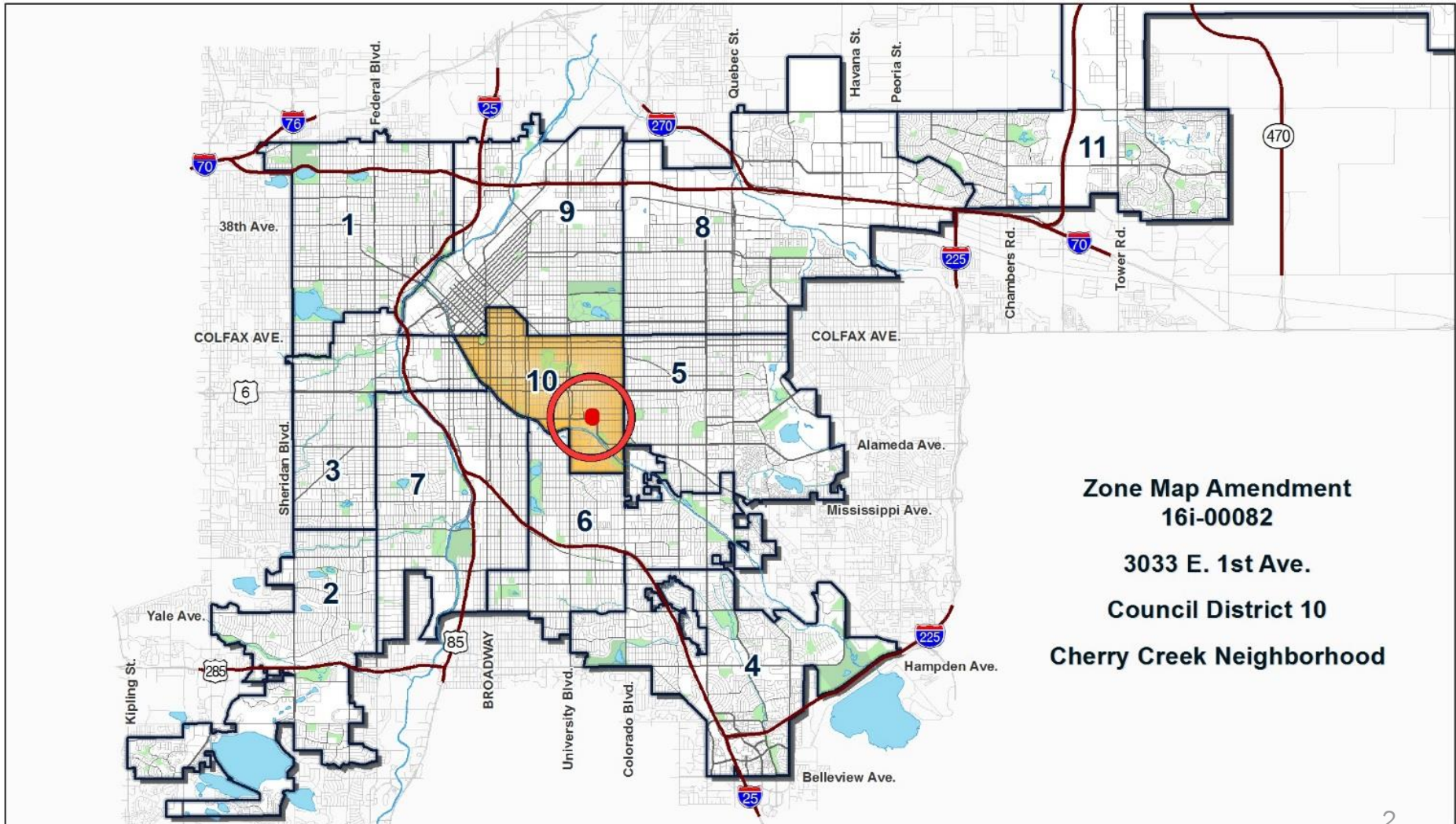
3033 East 1st Avenue

PUD #55 to C-CCN-8

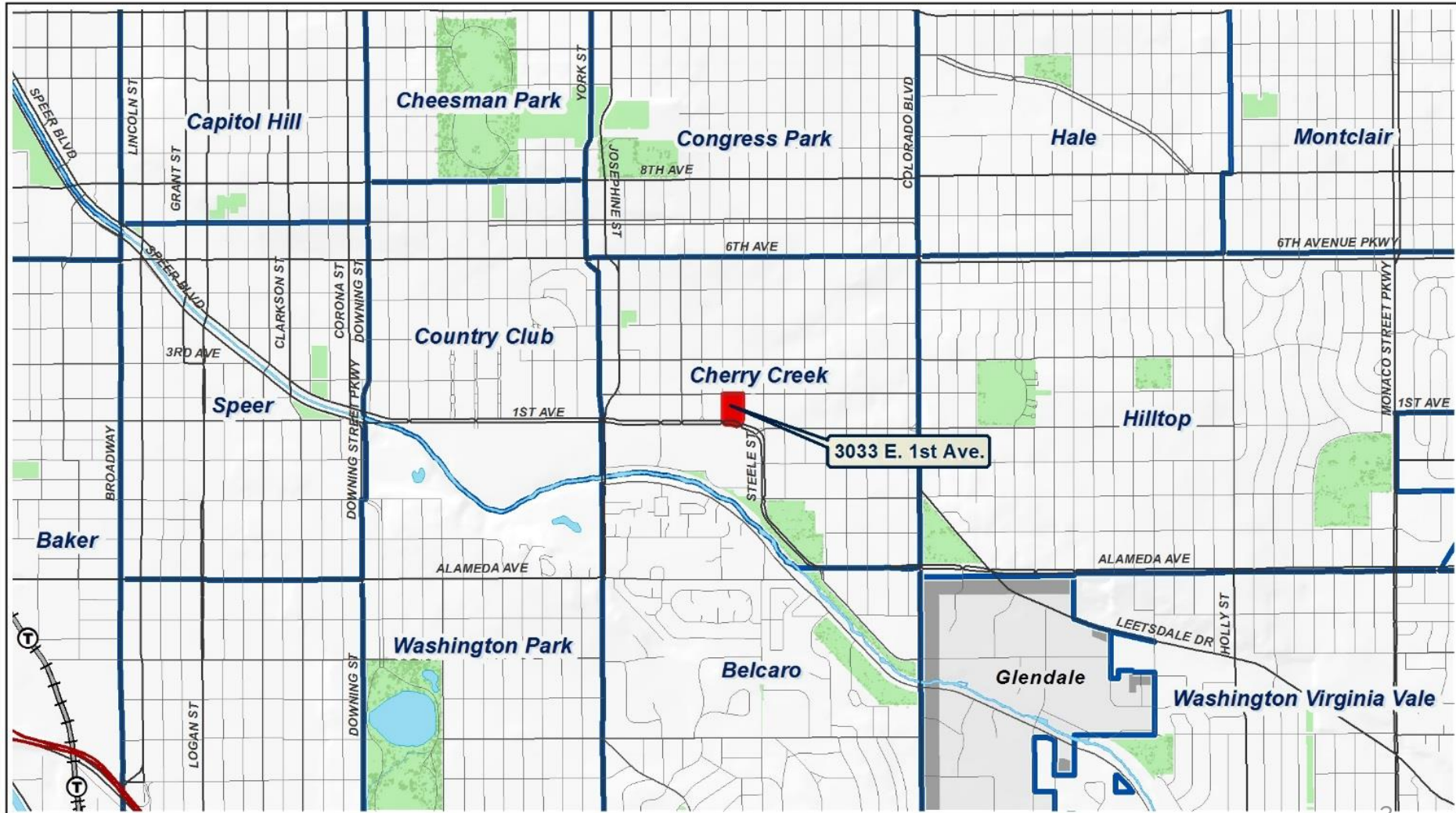
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

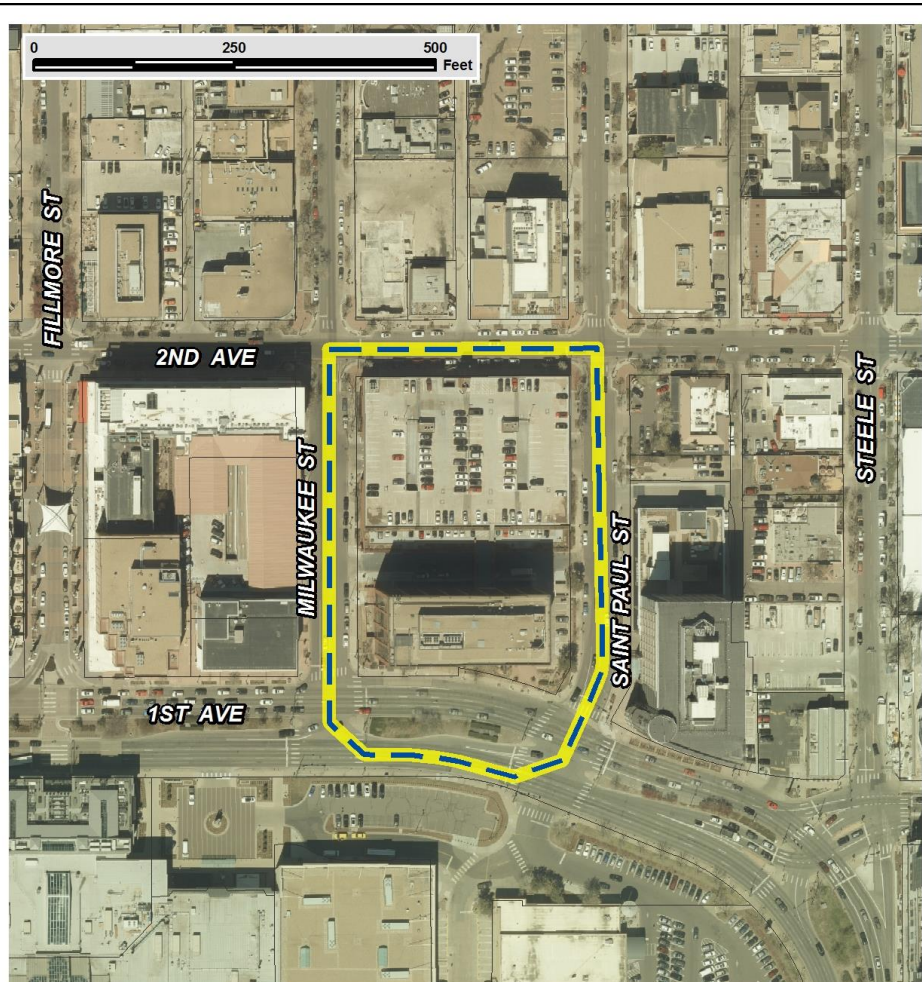
Location

PUD #55 to C-CCN-8



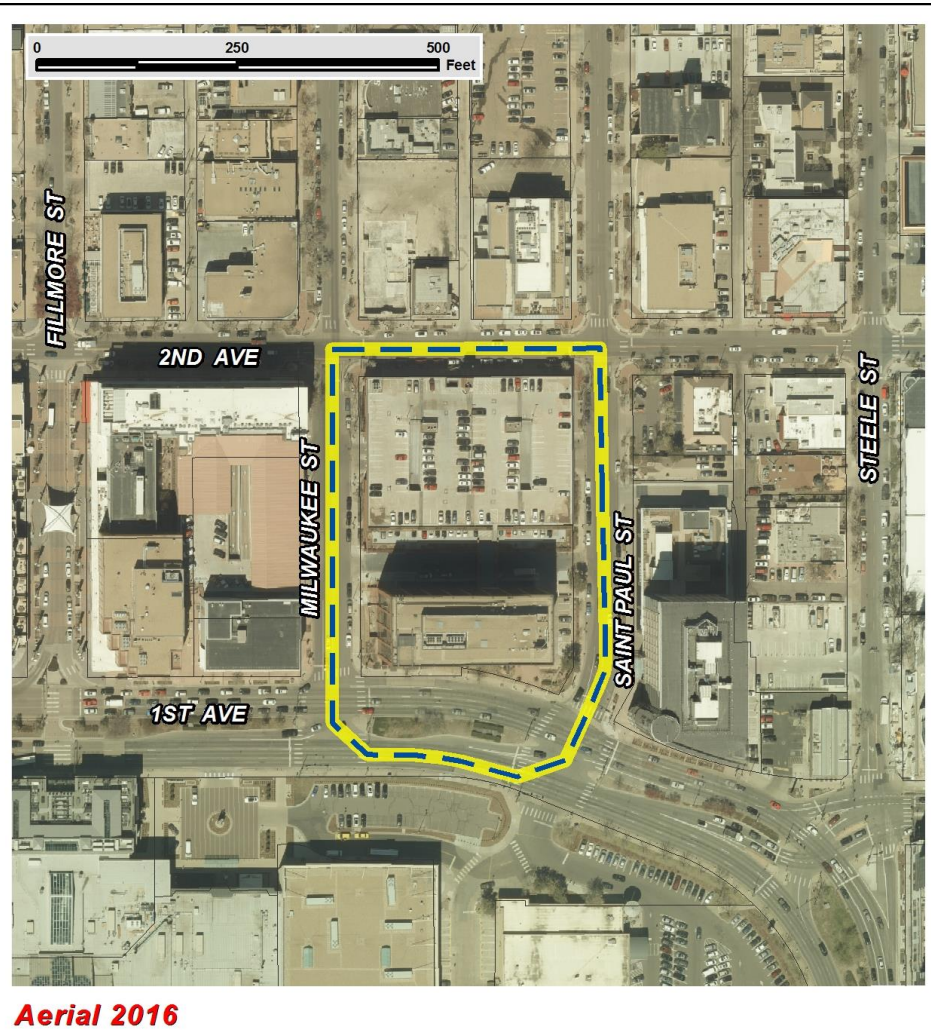
Cherry Creek Statistical Neighborhood





Aerial 2016

- Between east 1st Avenue and 2nd Avenue, between St. Paul and Milwaukee Streets
- In Cherry Creek North
- Across 1st Avenue from Cherry Creek Shopping Center



- Property:
 - 99,300 SF, 2.28 acres
 - Existing office building w/mixed use parking structure
 - Requesting rezoning to prepare the property for future redevelopment
 - Rezone from PUD #55 to C-CCN-8

- Former Chapter 59 PUD approved in 1981
- Limits max. SF of structures to 145,180 SF
- Limits land uses to office, retail and parking
- Limits max. height to 126 feet

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.

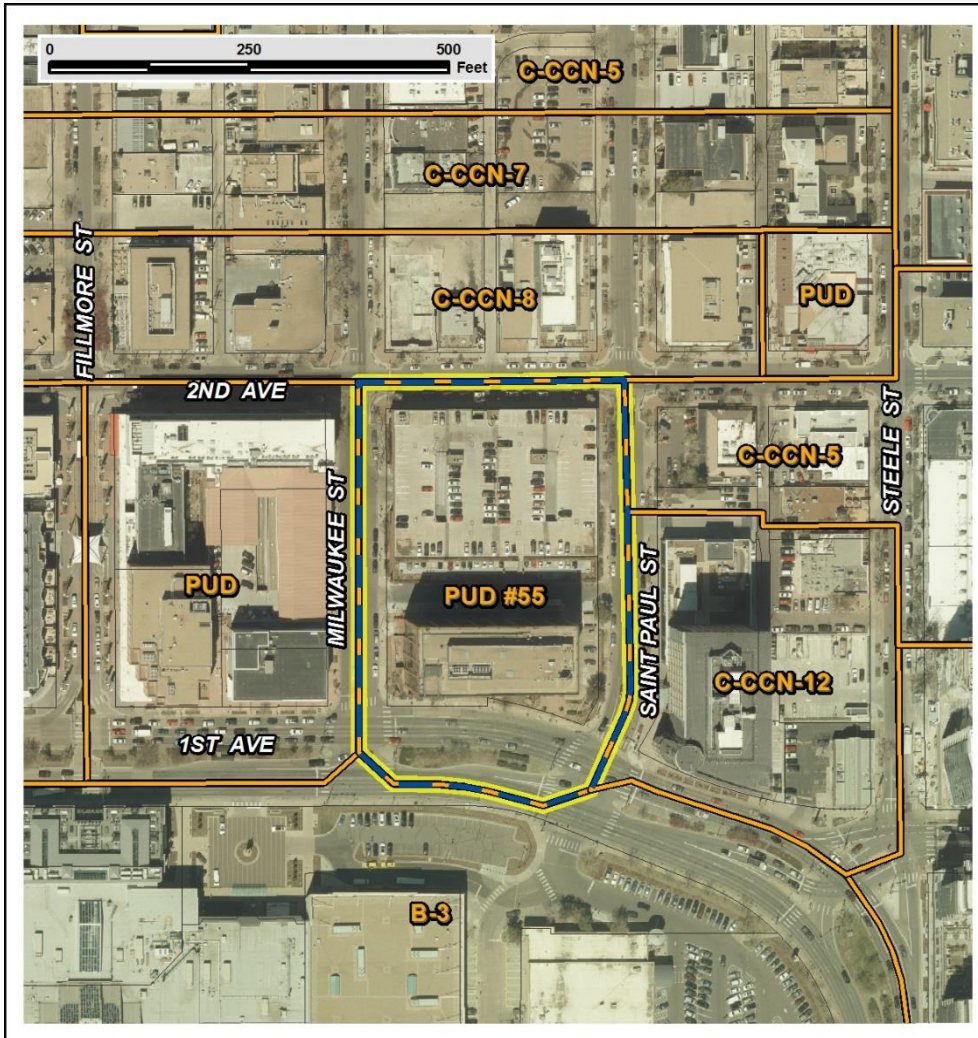
SECTION 7.1.5 MOBILITY

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



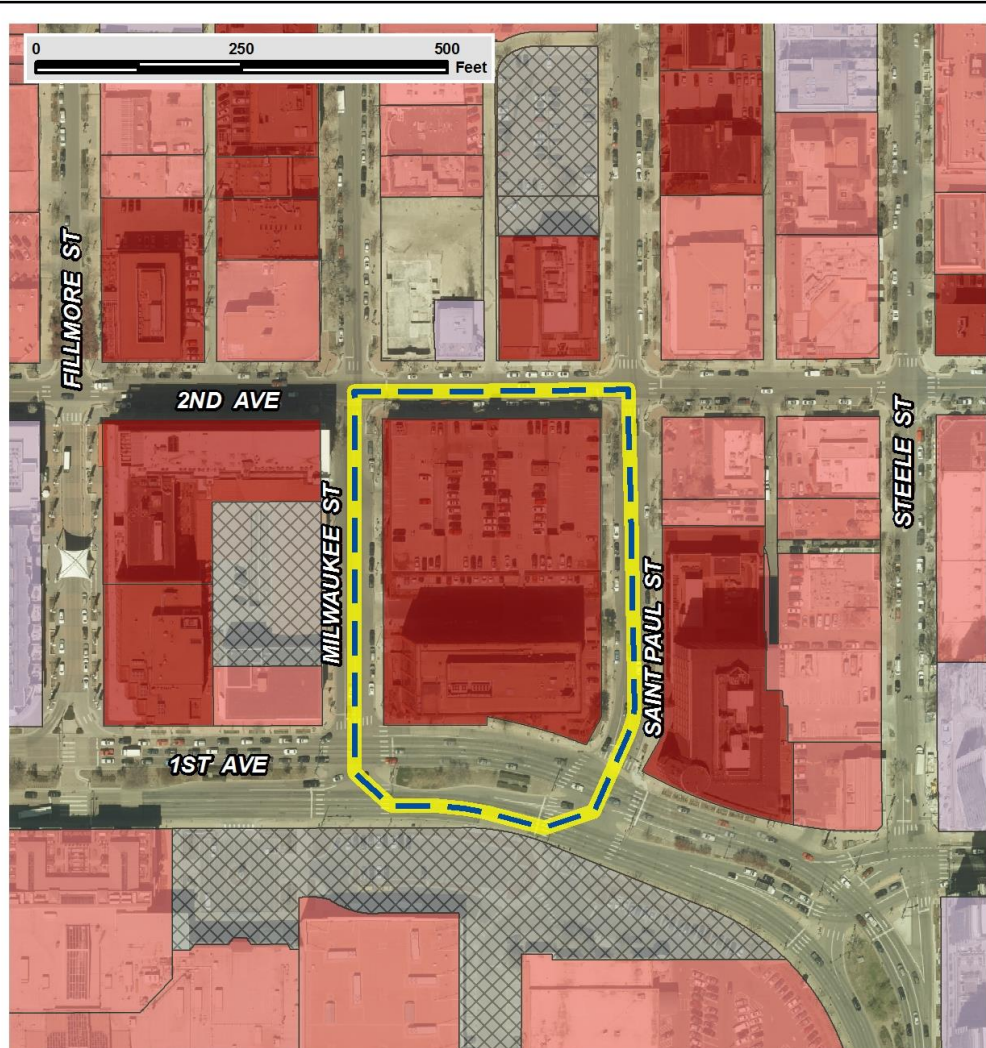
- Zoning – PUD #55, Former Ch. 59.
- Cranmer Park View Plane – allowable height 164 ft.
- Land Use – Office, Retail
- Building Form/Scale – 4-8-stories

Existing Context - Zoning



- North – C-CCN-8
- South – B-3
- East – C-CCN-5 & C-CCN-12
- West – PUD #634

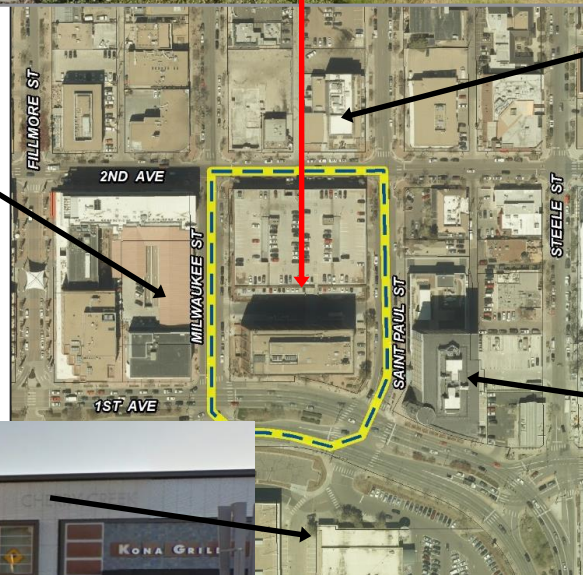
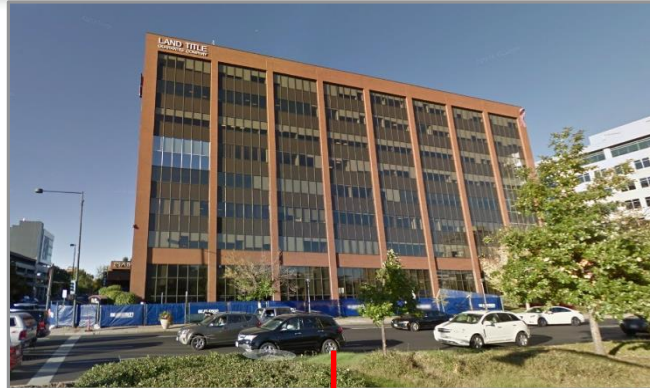
Existing Context – Land Use



- Existing Office/Retail
- North – Commercial & Office
- South – Commercial
- East – Office/Commercial
- West – Office/Commercial



Existing Context - Building Form and Scale



- Informational Notice – November 14, 2016
- Planning Board – February 15, 2017, notification signs and electronic notice completed, unanimous (9-0) recommendation of approval
- Neighborhoods and Planning Committee – March 7, 2017
- City Council – tentatively April 17, 2017
- Public Outreach
 - RNOs
 - Cherry Creek Area Business Alliance;
 - Cherry Creek North Neighborhood Association;
 - Cherry Creek North Business Improvement District;
 - Harman Neighborhood Association, Inc.;
 - Capitol Hill United Neighborhoods, Inc.;
 - Denver Neighborhood Association, Inc.;
 - Inter-Neighborhood Cooperation
 - To date, one letter of support from Cherry Creek Area Business Alliance

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Cherry Creek Area Plan (2012)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

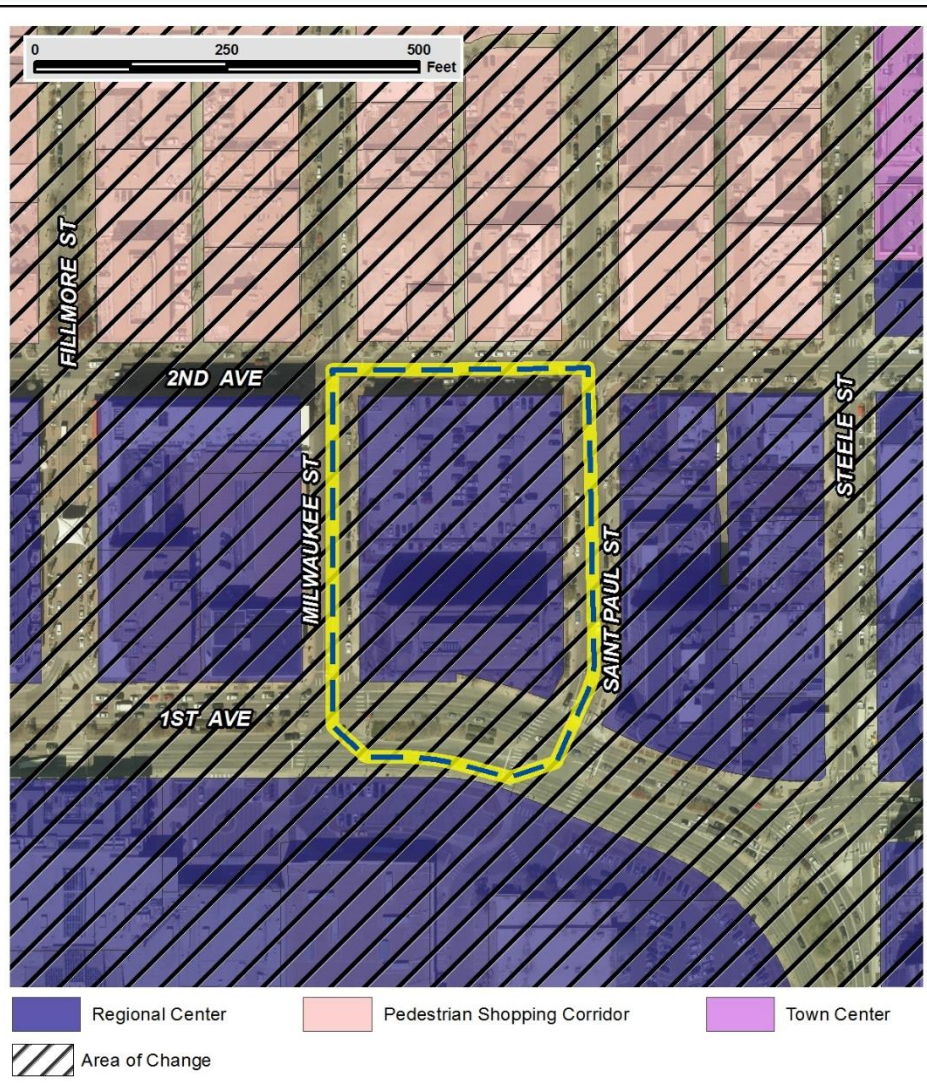
4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

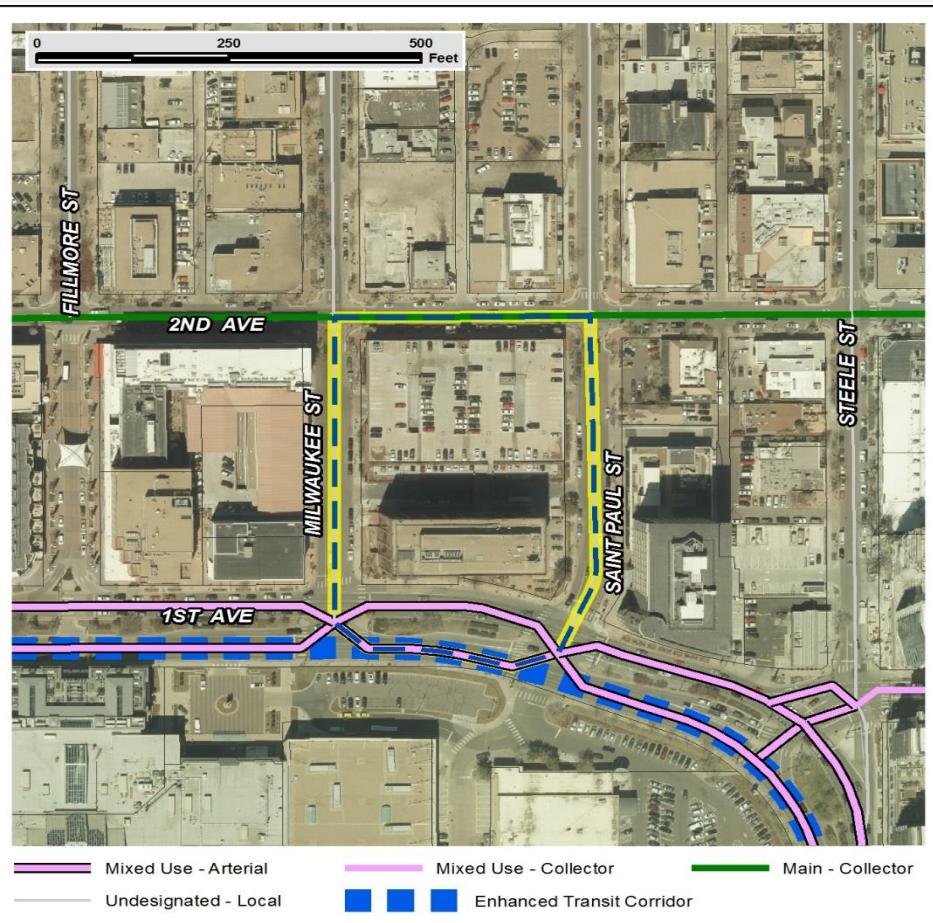
- Land Use Concept:
 - Regional Center
 - Balance of retail, employment and residential uses
 - Attractive to patrons from throughout the region
 - Major shopping center at the core of many uses
 - Area of Change



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - E. 1st Ave - Mixed Use Arterial and Enhanced Transit Corridor
 - E 2nd Ave - Main Street Collector
 - Milwaukee & St Paul Streets - Undesignated Locals



Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Review Criteria: Consistency with Adopted Plans

Cherry Creek Area Plan (2012)

For Areas of Change:

- *“Acknowledge that to remain prosperous, Cherry Creek must continue to grow and change. In order for this growth to occur in a way that reinforces the quality of life for Cherry Creek residents, the bulk of this growth should occur in these areas rather than stable neighborhoods” (p. 29).*
- *“Update the Blueprint Denver map to reflect revised Areas of Change boundaries. The updated Areas of Change are targeted to receive most of Cherry Creek’s residential and commercial growth over the next twenty years” (p. 29).*
- *“Modify land use policy, zoning regulations and design guidelines to encourage appropriate reinvestment to assure that Areas of Change continue to mature in positive ways” (p. 29).*

Review Criteria: Consistency with Adopted Plans



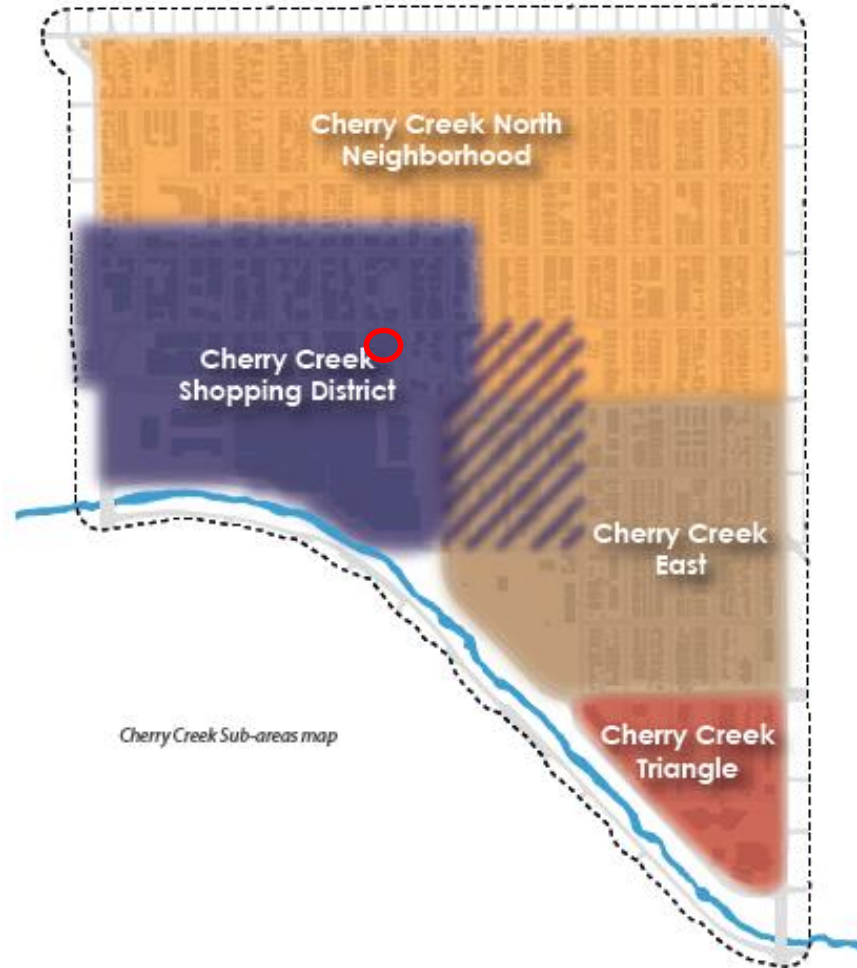
Review Criteria:

Consistency with Adopted Plans

Cherry Creek Subareas

- *“Regional Center and Town Center. Continue to support a mix of uses including office, retail, commercial and multifamily residential. Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries. The Town Center areas act as an important transition between Regional Center and residential areas in scale and/or use” (p. 58).*
- *“Scale. Maximum building heights in the Shopping District should range from 4 to 12 stories per the Maximum Building Heights Map. Building heights should be lower adjacent to residential areas in Cherry Creek North and Country Club neighborhoods. Higher development intensity is encouraged along multi-modal streets and key intersections. Mid-rise buildings (maximum of 5 to 8 stories) are recommended as transitions between high intensity and low intensity residential neighborhoods” (p. 58).*
- *“CCN Business Improvement District. Enact zoning and other land use regulatory tools for the C-CCN zone district [New CCN zone districts adopted in 2014] to encourage rather than inhibit high quality redevelopment and reinvestment across all parcel sizes, large and small. Retain the positive elements of current zoning including ground floor retail, design review, quality design and arterials, interesting signage, and parking location. Reconsider height, FAR, building form and parking requirements. Engage in an open, transparent and efficient public process that includes all stakeholders interests and includes the following goals created by the CCN Urban Form Working Group, 2012:*
 - *Retain and enhance Cherry Creek’s North unique physical character.*
 - *Make economic redevelopment economically viable in the entire district.*
 - *Transition from higher buildings along 2nd to lower buildings along 3rd.*
 - *Create height transitions from the business district to adjacent residential” (p. 61).*

Review Criteria: Consistency with Adopted Plans

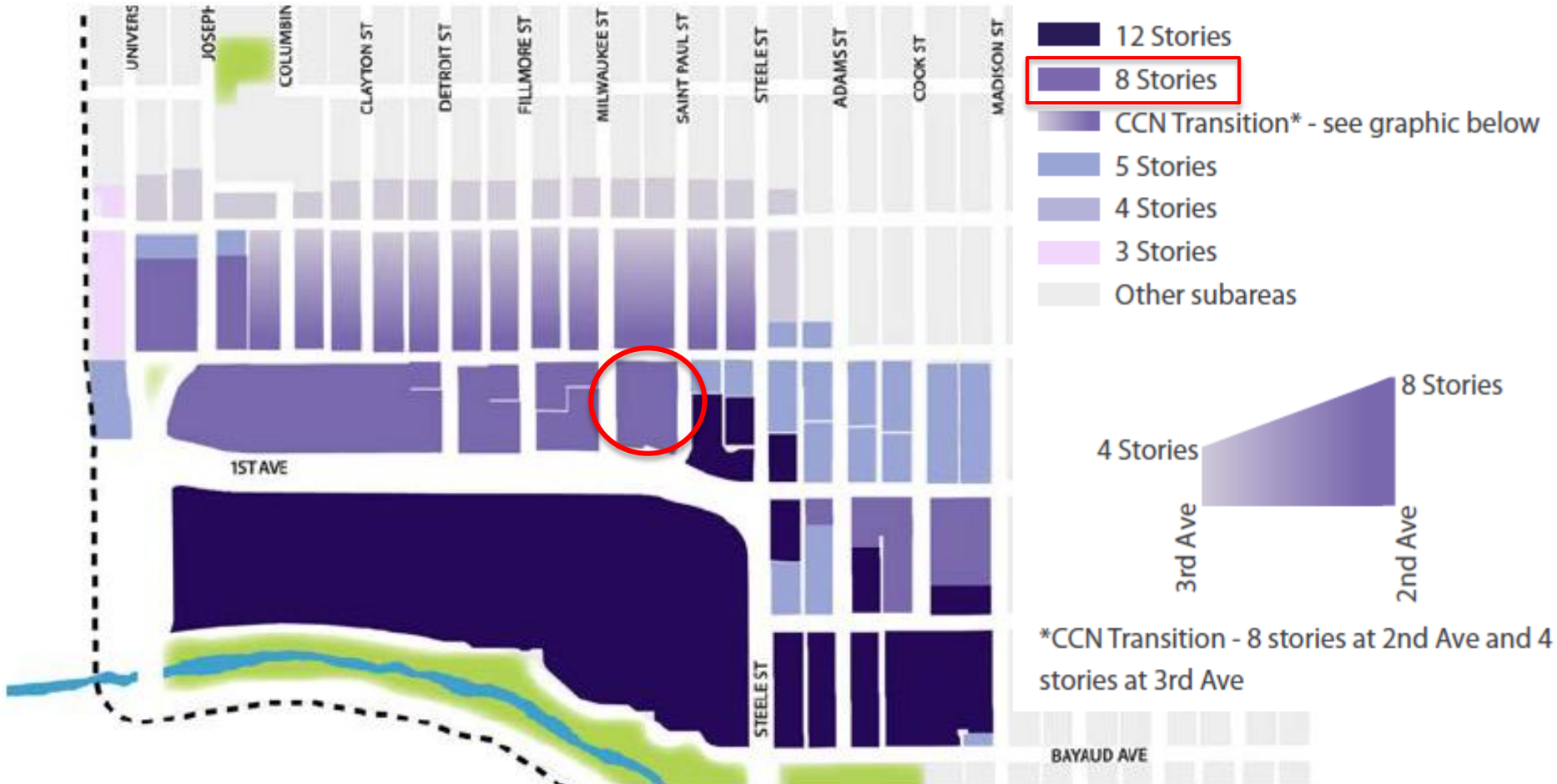


Review Criteria: Consistency with Adopted Plans



Future land use map - Cherry Creek Shopping District

Cherry Creek Area Plan (2012)



Maximum building heights map - Cherry Creek Shopping District

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan (2002), Cherry Creek Area Plan (2012)

2. Further Public Health, Safety and Welfare

3. Justifying Circumstances

4. Consistency with Neighborhood Context, Zone District Purpose and Intent

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 - Changed or Changing Conditions - *“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.”*
 - In an area the Cherry Creek Area Plan designates as a Regional Center and Area of Change, where reinvestment and growth should be directed, and where the character of the area is expected to change
 - The ongoing redevelopment of the Cherry Creek area
 - Acknowledge the changing character of the area and will accommodate the planned reinvestment in the area

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

5. **Consistency with Neighborhood Context and Zone District Purpose and Intent**
 - **Urban Center Neighborhood Context:**
 - Characterized by multi-unit residential and mixed use commercial strips and centers in a variety of building forms.
 - Commercial uses primarily located along main and mixed-use arterials.
 - Building heights are moderate to high to promote a dense urban character
 - **C-CCN-8 Zone District:**
 - Promote development compatible with Cherry Creek North mixed use shopping district
 - Promote a pedestrian-oriented environment
 - C-CCN-8 zone district applies in the CCN mixed use shopping district to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 8 stories is desired

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