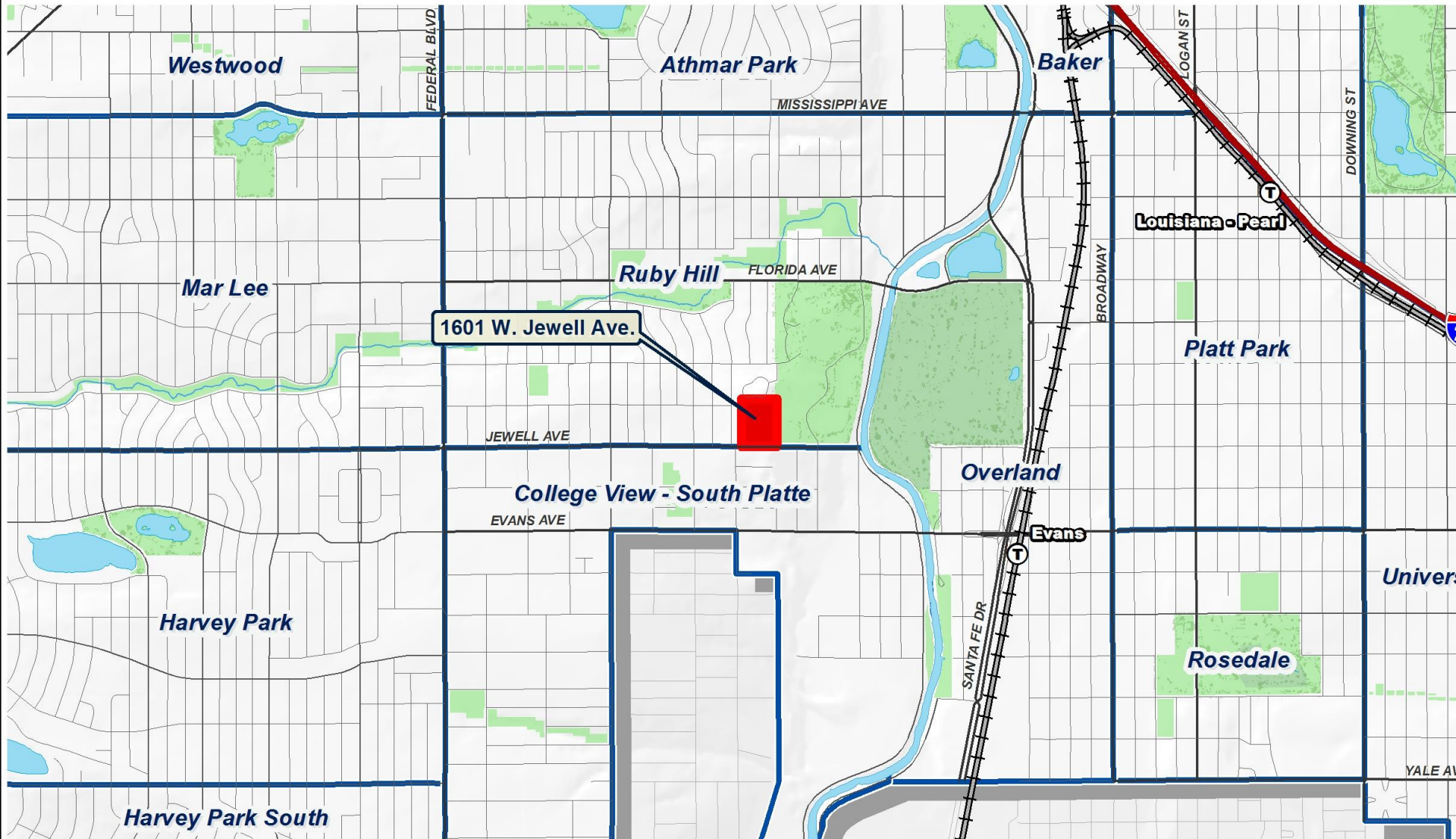


**Zone Map Amendment
14i-00073**
1601 W. Jewell Ave.
Council District 7
Ruby Hill Neighborhood

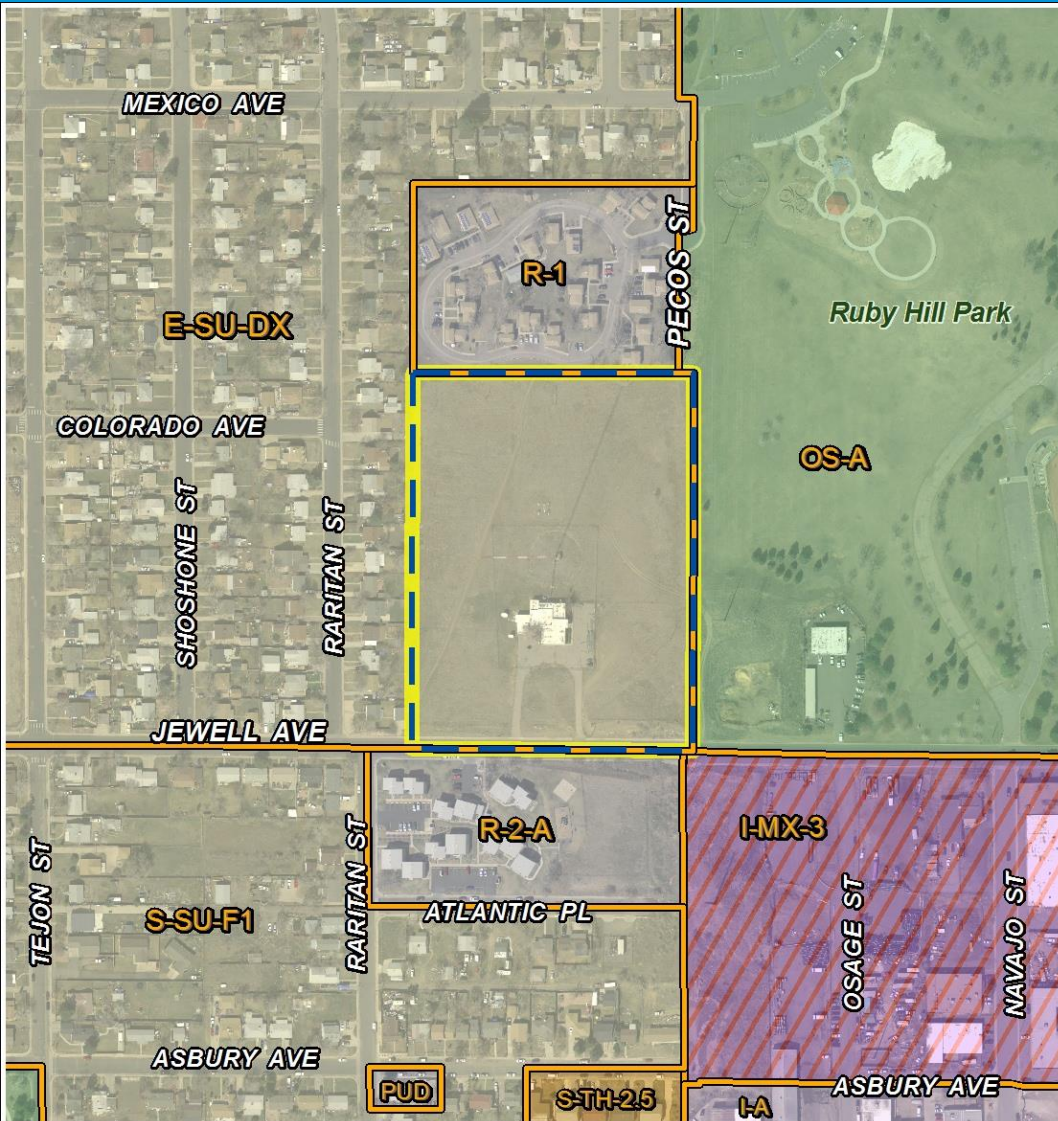
Ruby Hill Neighborhood



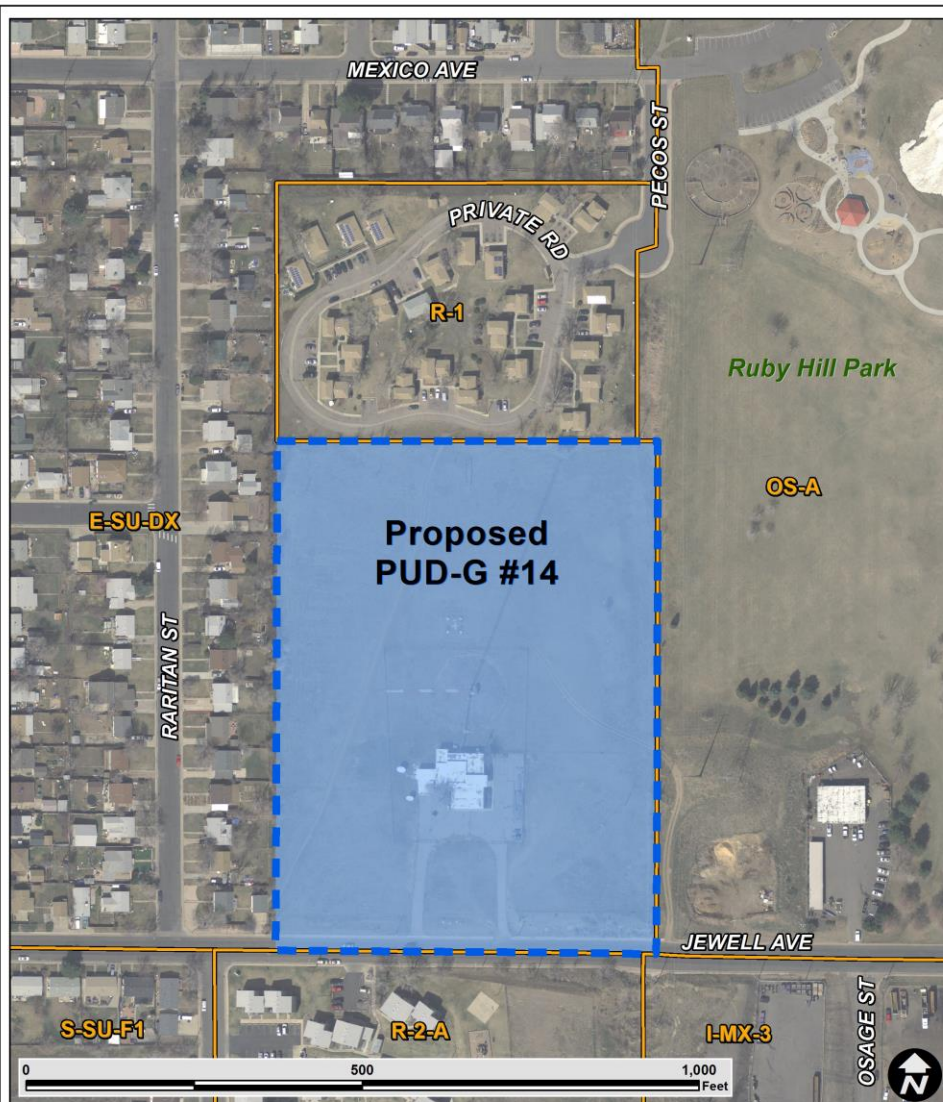


- Jewell Avenue and Raritan St.
- Adjacent to Ruby Hill Park

Existing Context – Zoning

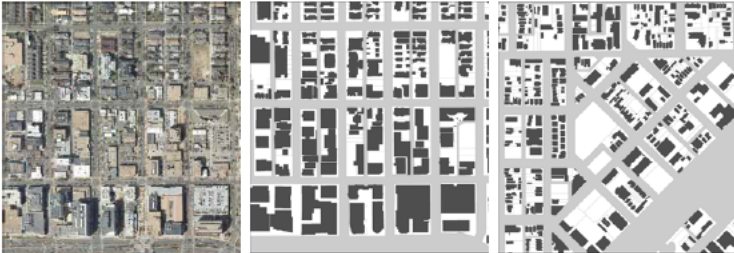


- Current zoning for site:
 - E-SU-Dx
- Site surrounded by:
 - E-SU-Dx
 - R-1
 - R-2
 - OS-A
 - I-MX-3



- Property
 - 9.48 acres
- PUD requested to address unique use and location.

PUD-G 14



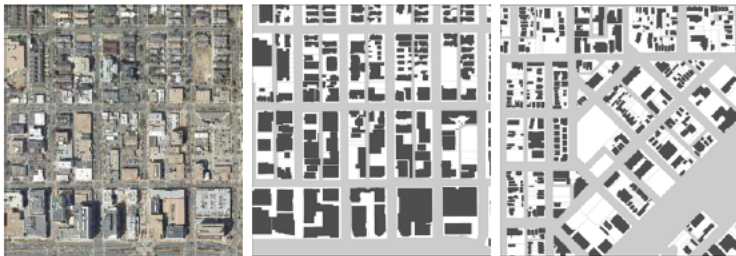
1601 West Jewell Avenue

2015I-00073

E-MX-2x was used as base zone district for Design Standards

- Large Building and Tower Setbacks limit building to approx. 1/3 of site
- Size of building limited to 100,000 total square feet.
- Building height is limited to 35 feet – same as E-SU-Dx
- Design standards that limit bulk and visual impacts of tower.
- Improved and visible public pedestrian walkway required to be constructed through the site.

PUD-G 14



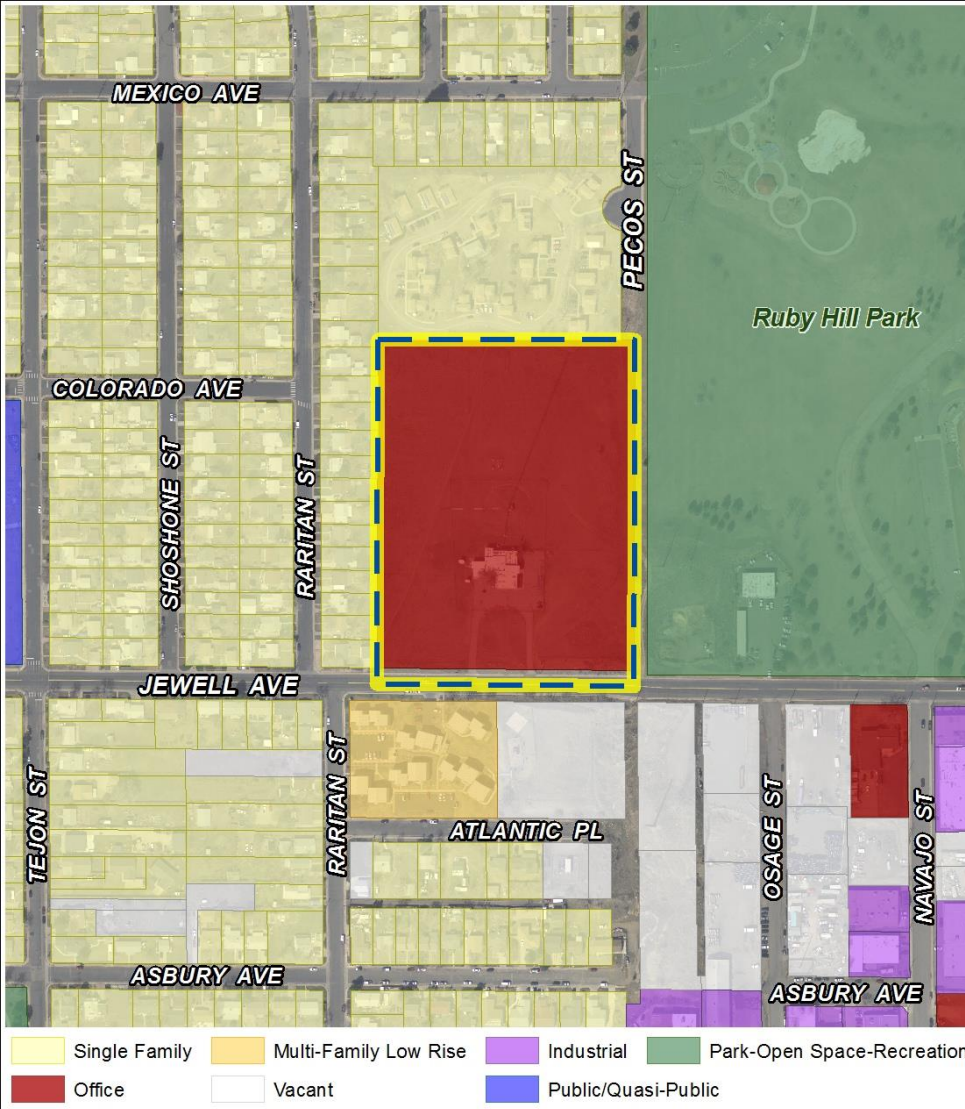
1601 West Jewell Avenue

2015I-00073

G-RO used as base zone district for Uses

- Office and Residential uses allowed
- Hotel, medical office not allowed
- Eating and Drinking establishment with outdoor seating allowed with ZPIN (public information notice) and:
 - Limited to 5,000 square feet
 - Minimum of 150 foot setback from residential zone districts.

Existing Context – Land Use



- **Site:**
 - Office
 - Telecommunications tower

- **Surrounding:**
 - Single Unit residential
 - Multi-Unit residential
 - Industrial
 - Ruby Hill Park

Existing Context – Building Form/Scale



Jewell Avenue, looking east



Jewell Avenue, looking west



Pecos Street (north of site) looking south

- Engaged with neighbors over an 11 month period to collaborate on PUD
- Notice of Receipt of Proposal: June 24th, 2016
- Notice of Planning Board Public Hearing: September 30th, 2016
 - Ruby Hill – Godsman Neighborhood Association
 - College View Neighborhood Association
 - Inter-Neighborhood Cooperation;
 - Denver Neighborhood Assoc.
- Notification signs posted on property
- Planning Board (11/2/16) – Unanimous Approval
- Letters of Support from Ruby Hill - Godsman, Overland, Denver Housing Authority, Former Councilman Chris Nevitt

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation 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

Comprehensive Plan 2000

Environmental Sustainability Strategy 2-F: “Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place” (p. 37).

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).

Legacies Strategy 3-A: “Identify areas in which increased density and new uses are desirable and can be accommodated” (p. 99).

Denver Legacies Strategy 3-B: “Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver’s diverse housing needs and public transportation alternatives.” (pg. 99)

Mobility Strategy 8-A: “Ensure safe and convenient access and accommodation of bicycle riders, pedestrians and transit riders.” (pg. 80)

Environmental Sustainability Strategy 4-D: “Promote convenient public transit for the community, including buses, light rail and other alternatives to single-occupancy vehicles.” (pg. 41)

Mobility Land Use Strategy 3-C: “Provide safe and convenient pedestrian and bicycle facilities within urban centers and new development areas.” (pg. 77)

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Open Space - Limited
 - Area of Stability
- Future Street Classification:
 - Jewell Avenue
 - Residential Collector

Area of Stability: “The goal for Areas of Stability is to maintain the character of an area while accommodating some new development and redevelopment” (p. 120).

Open Space Limited (not defined): Open Spaces are generally described as areas that provide “a welcome respite from the intensity of urban living” and “...range from active neighborhood and community parks with recreation fields and centers to larger preserves of natural open areas that provide space for wildlife habitat.” (pg.40)

Residential Collector: “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas” Residential Streets are “designed to emphasize walking, bicycling and land access over mobility” and “create connections that emphasize walking, bicycling, and vehicular connections to Denver’s local parks.” (pg 51)

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver,

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - 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.
 - Ruby Hill Park investments - increasingly a community destination
5. 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Urban Edge Neighborhood Context’s varied development pattern, provides a greater mix of uses and improves the transition from commercial to residential uses.
 - G-RO residential and offices uses in low to moderate scale residential building forms

Denver Zoning Code Review Criteria

Additional review criteria for rezoning to PUD District

- Unique and Extraordinary Circumstances:
 - Existing radio transmission tower and office use
 - Located within a lower density residential neighborhood, adjacent to a city park
- Public benefit
 - Large setbacks limit development to approximately 1/3 of site
 - Greater mix of uses for neighborhood
 - Public pedestrian walkway
- Not Feasible under any other zone district
 - No other zone district has the design standards and uses proposed in the PUD

Denver Zoning Code Review Criteria

Additional review criteria for rezoning to PUD District

- Uses are compatible with adjacent land uses
 - Limitations on retail, lodging, medical office
- Building forms are compatible with adjacent Building forms
 - Large setbacks
 - Maximum building height is the same as adjacent single unit zone district
 - Tower design standards

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