



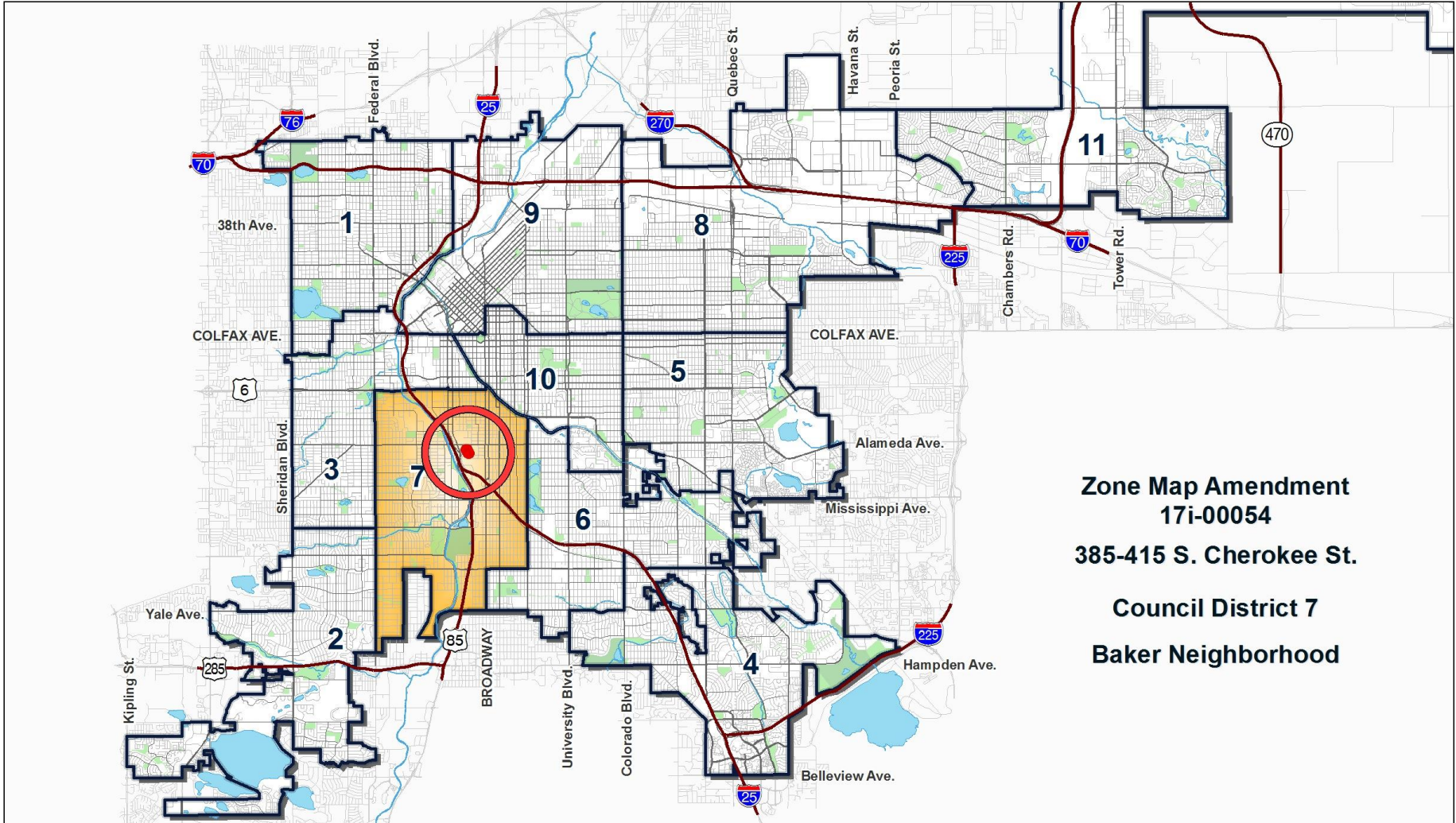
DENVER
THE MILE HIGH CITY

385, 395, 405, & 415 S Cherokee St

From I-B, UO-2 to C-MX-16

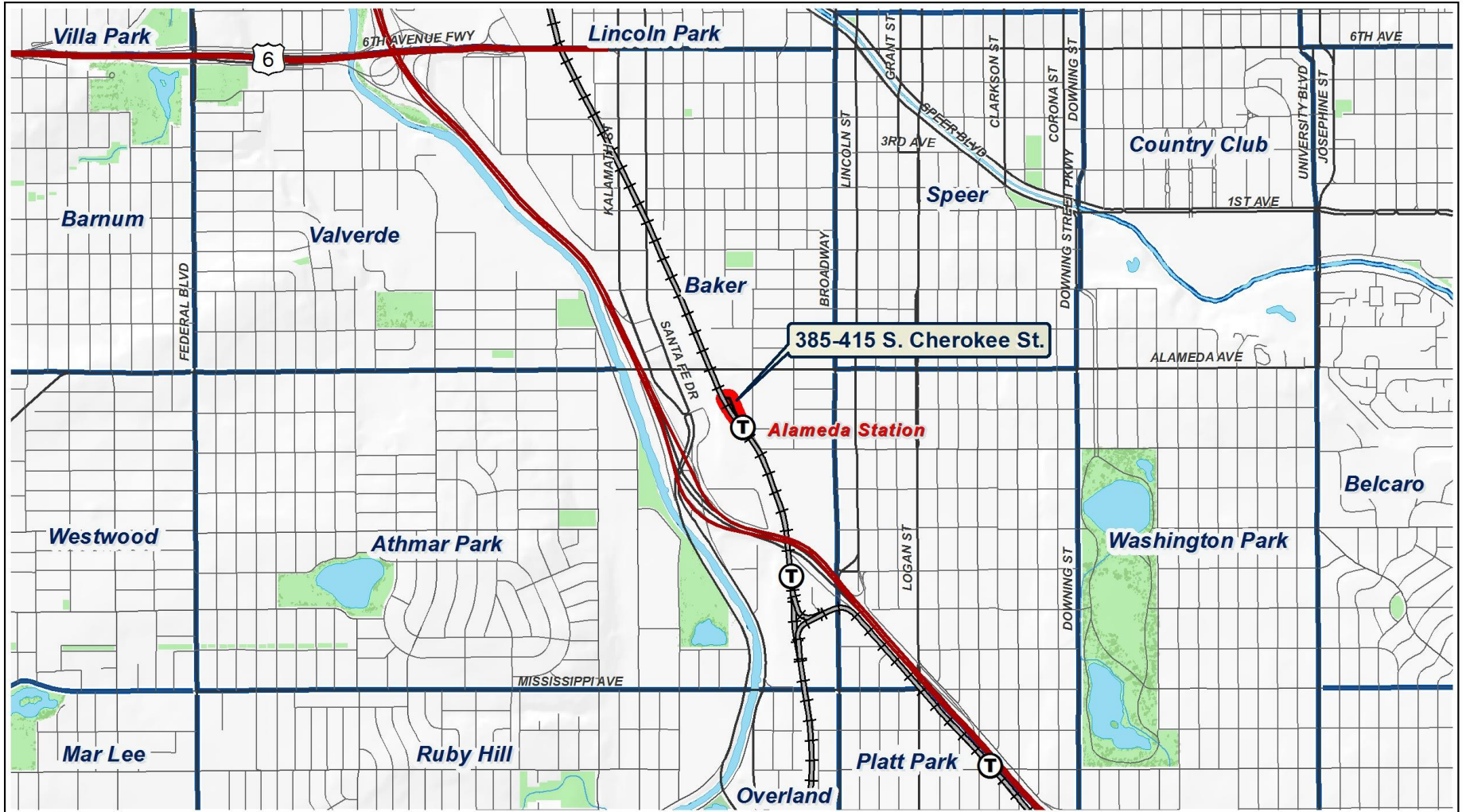
Denver City Council
September 18, 2017

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



**Zone Map Amendment
17i-00054
385-415 S. Cherokee St.
Council District 7
Baker Neighborhood**

Baker Neighborhood

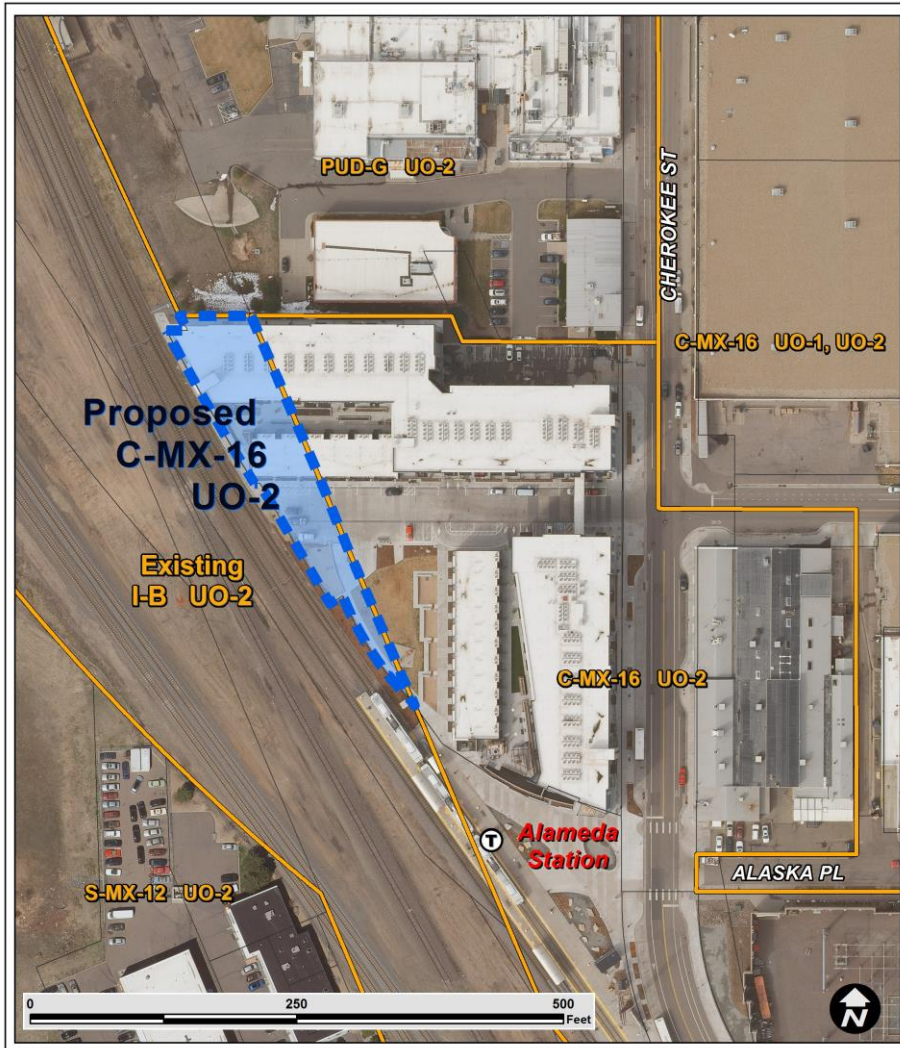




- West side of Denizen development
- Alameda Station
- Near Alameda and Broadway

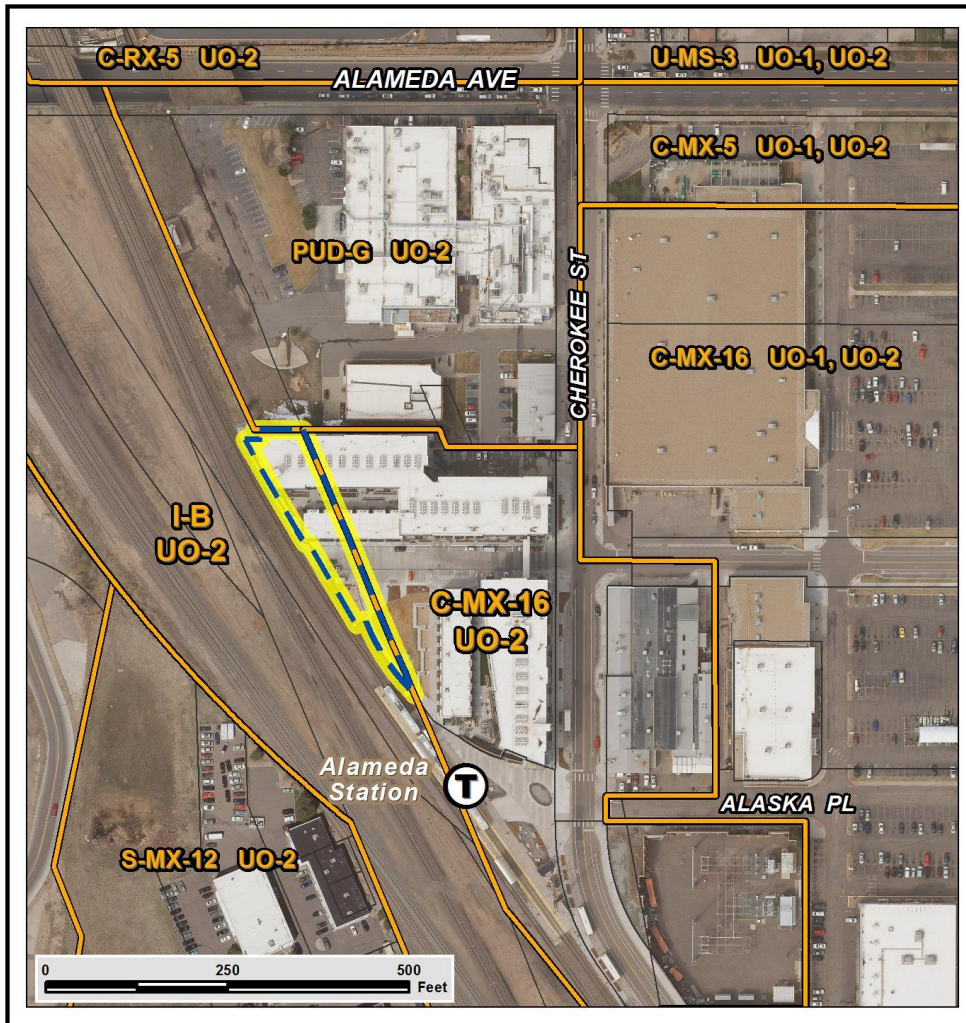
Request: c-MX-16

Urban Center Neighborhood Context – Mixed Use – 16 stories max. ht.



- Property:
 - 0.43 acres
 - Mixed-use/apartments
- Requesting rezoning to match the rest of the site
- I-B UO-2 to C-MX-16
- Remove the UO-2 overlay

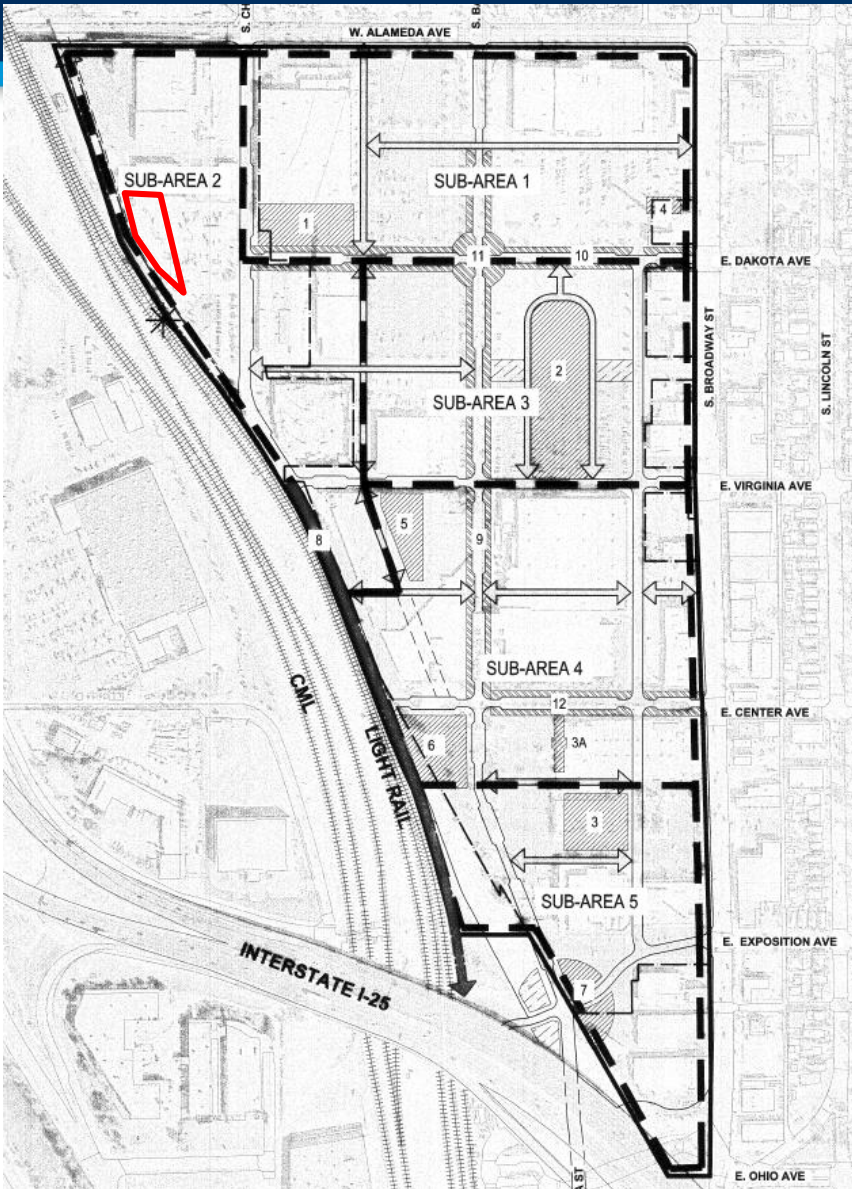
Existing Context – Zoning



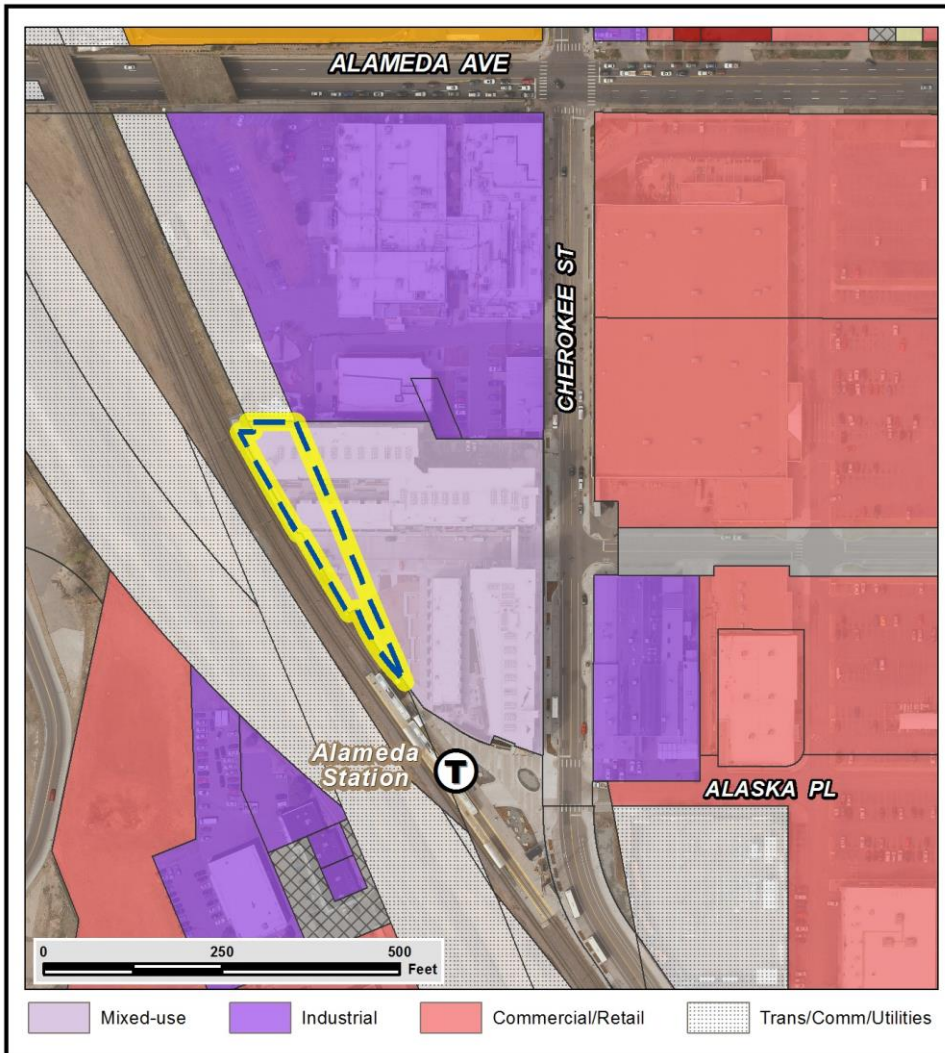
- I-B: General Industrial District
- UO-2: Billboard Overlay
- Washington Park View Plane: ~160' maximum height

Existing Context – GDP/UDSG

- Denver Design District GDP & UDSG
- Sub-Area 2: High-intensity office space, residential uses, and street-level retail concentrated around station

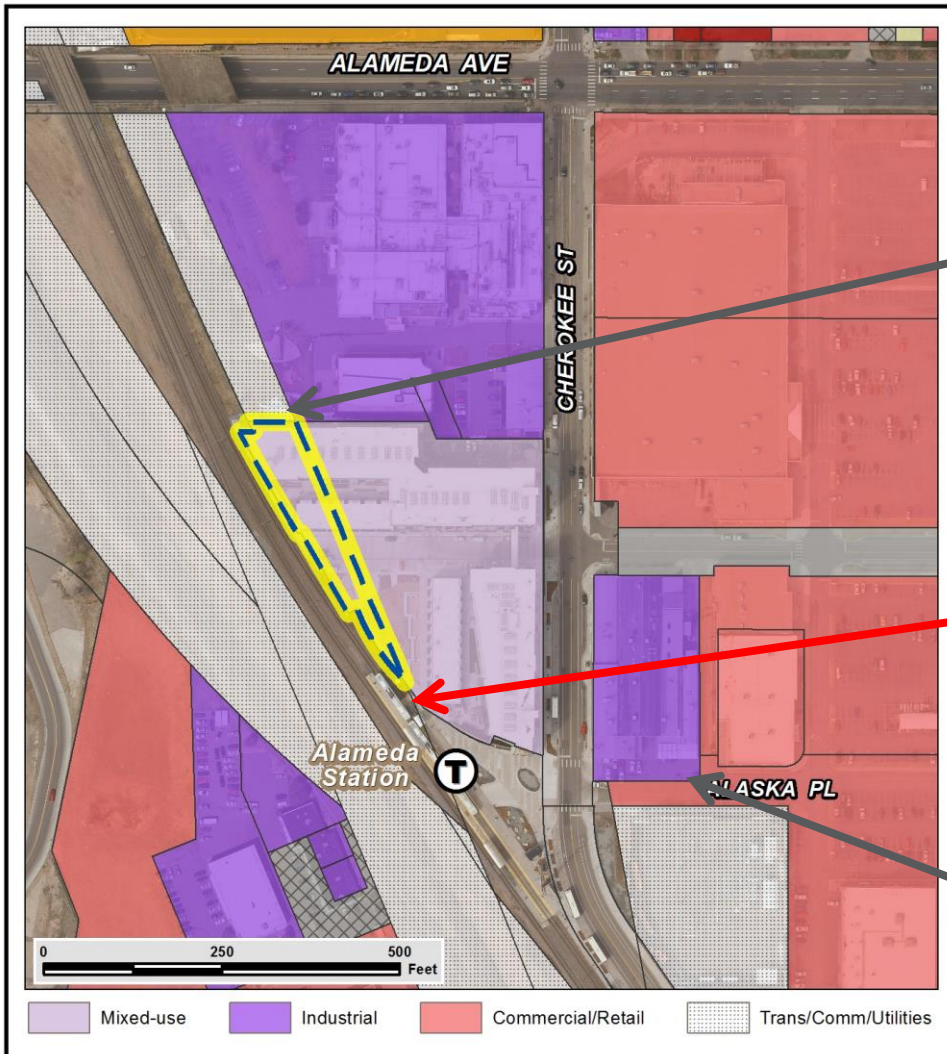


Existing Context – Land Use



- Mixed-use residential/retail
- Industrial, railroad/ light rail ROW, shopping center

Existing Context – Building Form/Scale



- Planning Board (July 19, 2017) – 9-0 vote for recommendation of approval
 - No public comment received
- Land Use, Transportation and Infrastructure Committee (August 8, 2017)
- City Council (September 18, 2017)
- Public comment
 - No comment letters received

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
- Baker Neighborhood Plan
- Alameda Station Area 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

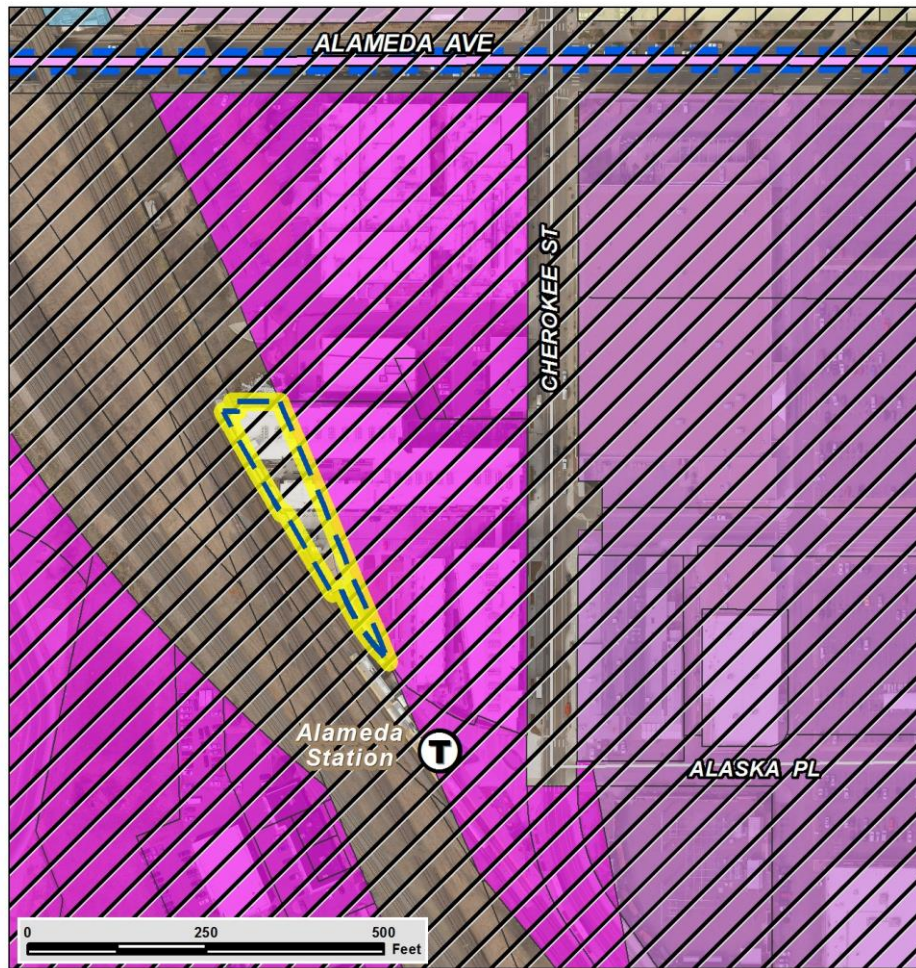
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Land Use Strategy 4-A
- Mobility Strategy 3-B
- Mobility Strategy 4-E

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

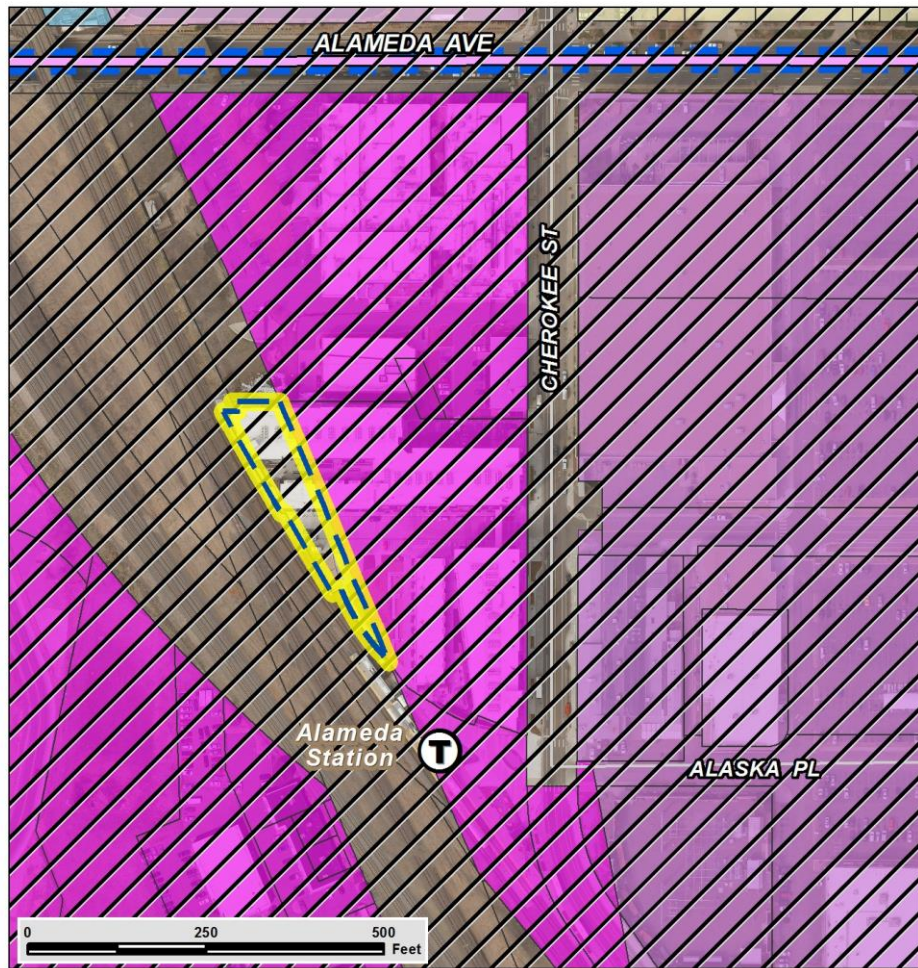
- Land Use Concept:
 - Right-of-way
 - Not defined in plan
 - Boundaries between land use types not specific
 - Transit Oriented Development
 - Compact, mid- to high-density development
 - Balanced mix of uses
 - Area of Change



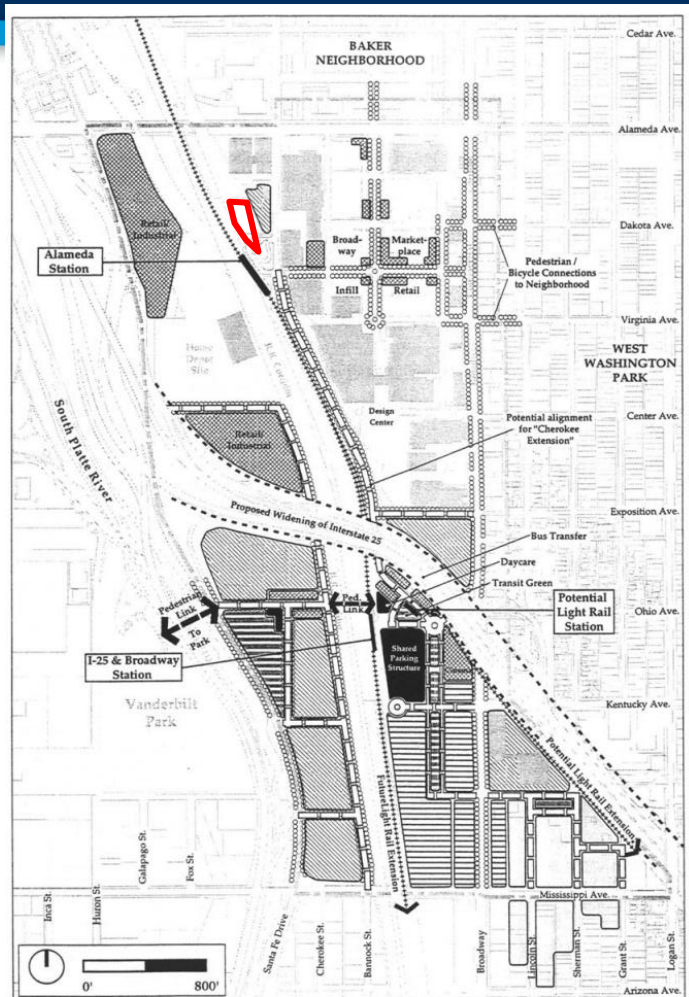
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - Cherokee:
 - Undesignated Local
 - Primarily serves local traffic
 - Alameda: Mixed-use Arterial
 - Variety of travel options



Review Criteria: Consistency with Adopted Plans



LAND USE PLAN

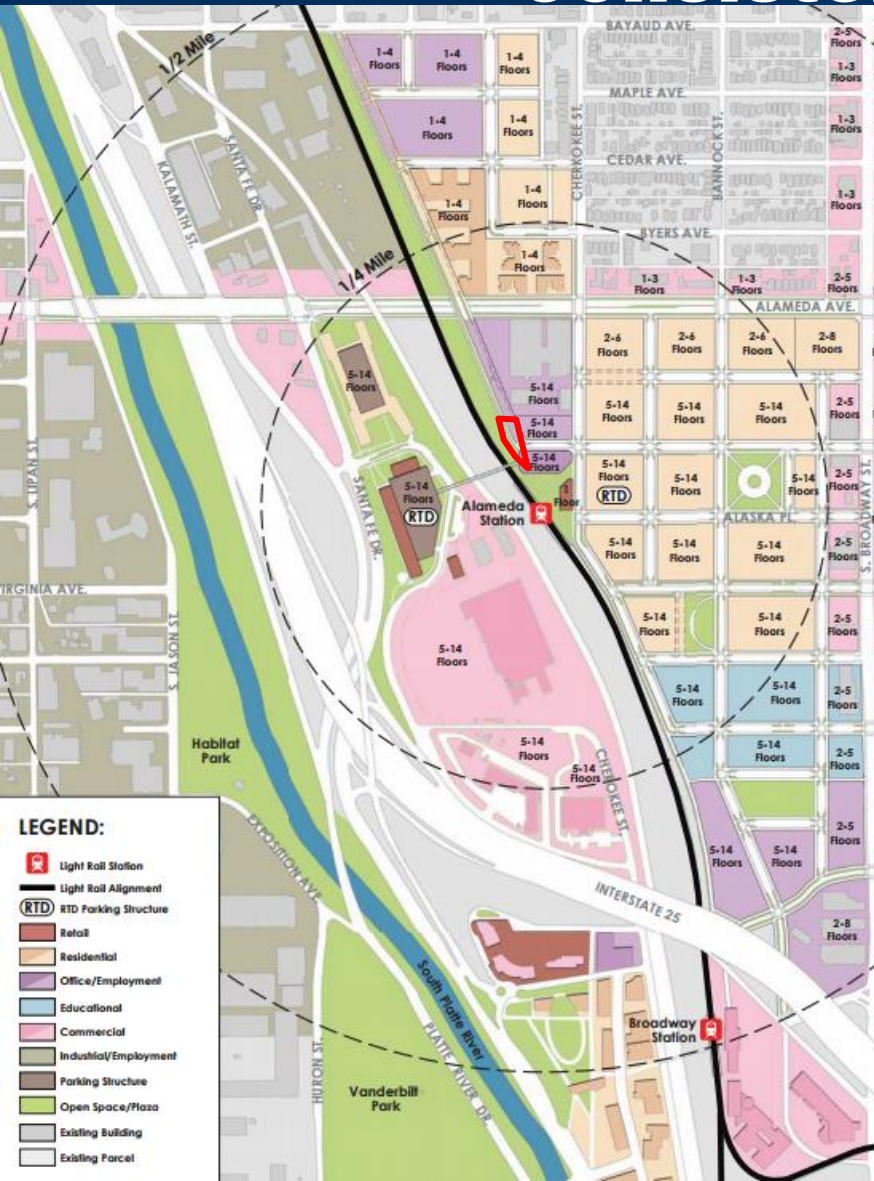
Southern Stations
Light Rail Transit Station Development Program
City of Denver

CALTHORPE ASSOCIATES
with
Leland Consulting Group
Romberg and Assoc.
Harold Massop Assoc.
Hermesen Consultants
Bramhall & Assoc.
Kramer & Assoc.
Woodward Clyde

Baker Neighborhood Plan (2003)

- Transit Oriented Development Subarea
 - Encourage mixed uses
 - Create a walkable neighborhood
 - Create a gateway that links the station to the retail center
 - Buildings should be 4-12 stories tall
 - Land use plan is preliminary concept

Review Criteria: Consistency with Adopted Plans



Alameda Station Area Plan (2009)

- Map is illustration of predominant land use
- Directly at the platform is a location for office uses
- Offer a gathering space for transit riders at the platform
- 5-14 story buildings

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
4. Justifying Circumstances
 - Changed or Changing Condition: Property has been redeveloped as mixed-use
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - C-MX zone districts promote development of new mixed-use neighborhoods

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