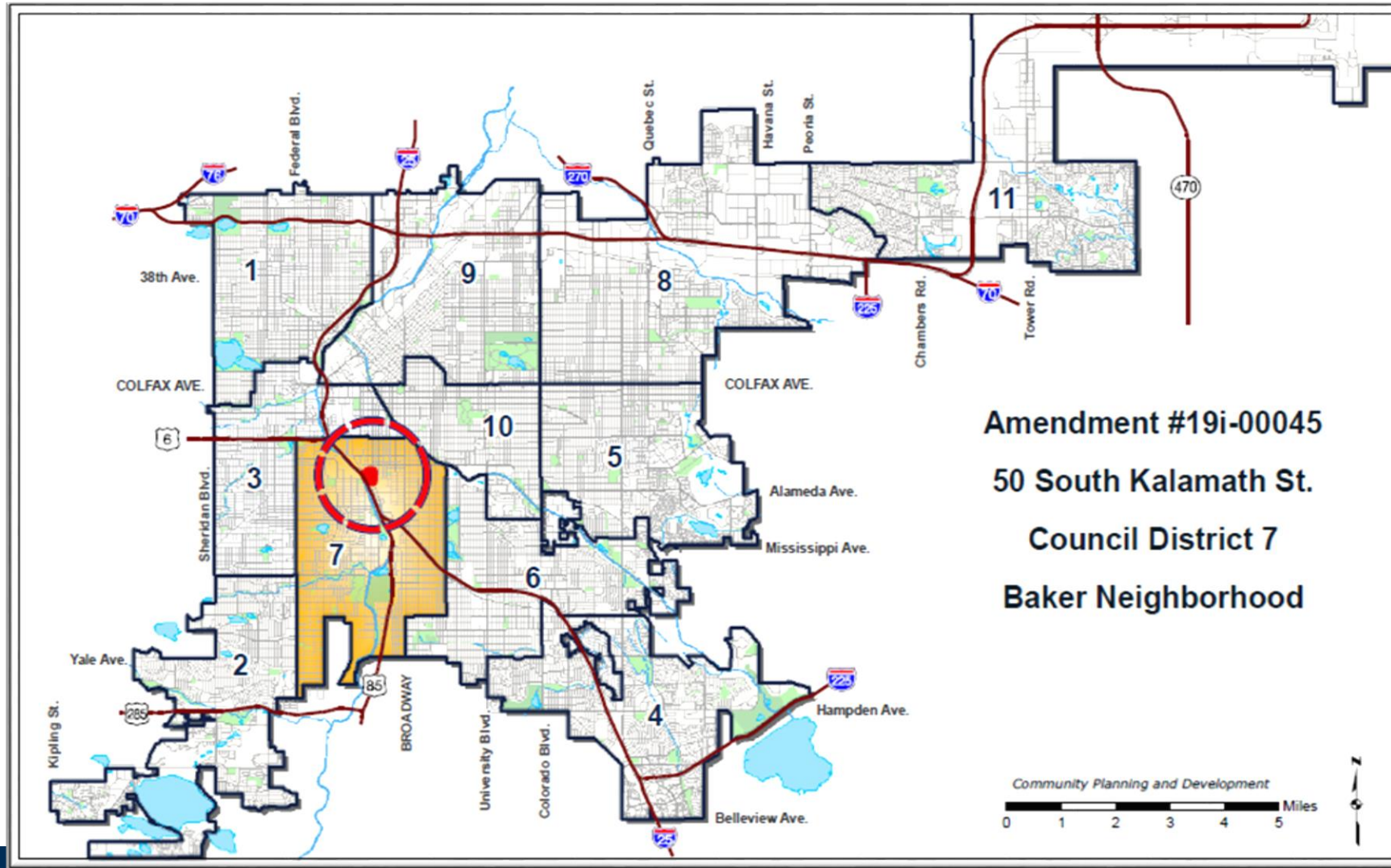


50 S. Kalamath, 39 S. Kalamath St.,  
101 S. Santa Fe Dr. and 10 S. Lipan  
Request: From I-A U0-2 I-B U0-2 to I-MX-5 U0-2 D0-7  
with waivers

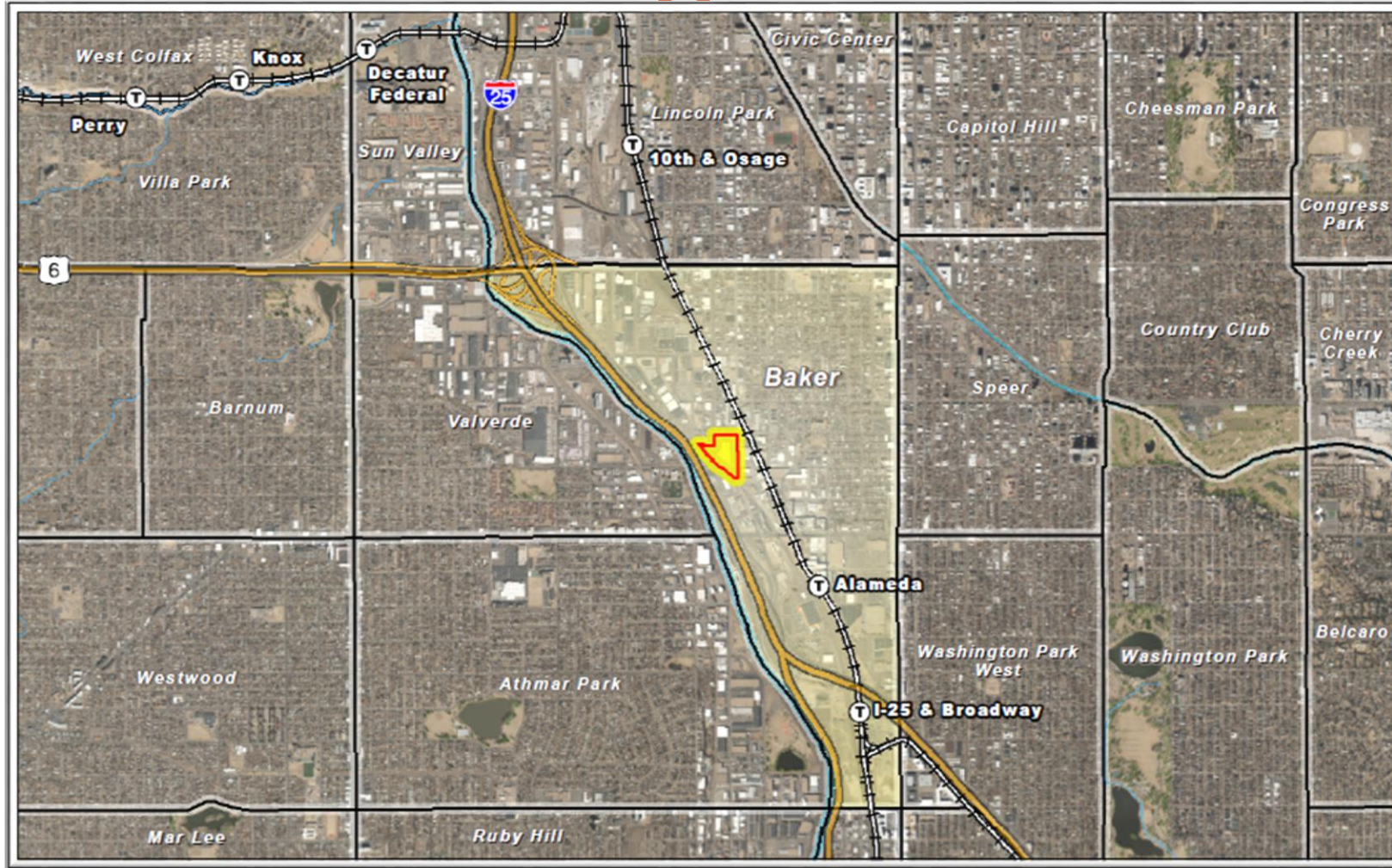
#2019I-00045

# Council District 7





# Baker Statistical Neighborhood





# Existing Context



- 4 parcels, 3 “sites”
- 6.43 acres total
- Largest parcel at 50 S. Kalamath is 223,815 sq. ft.
- About ½ mile north from Alameda Station.



# Request: I-MX-5 UO-2 D0-7 with waivers

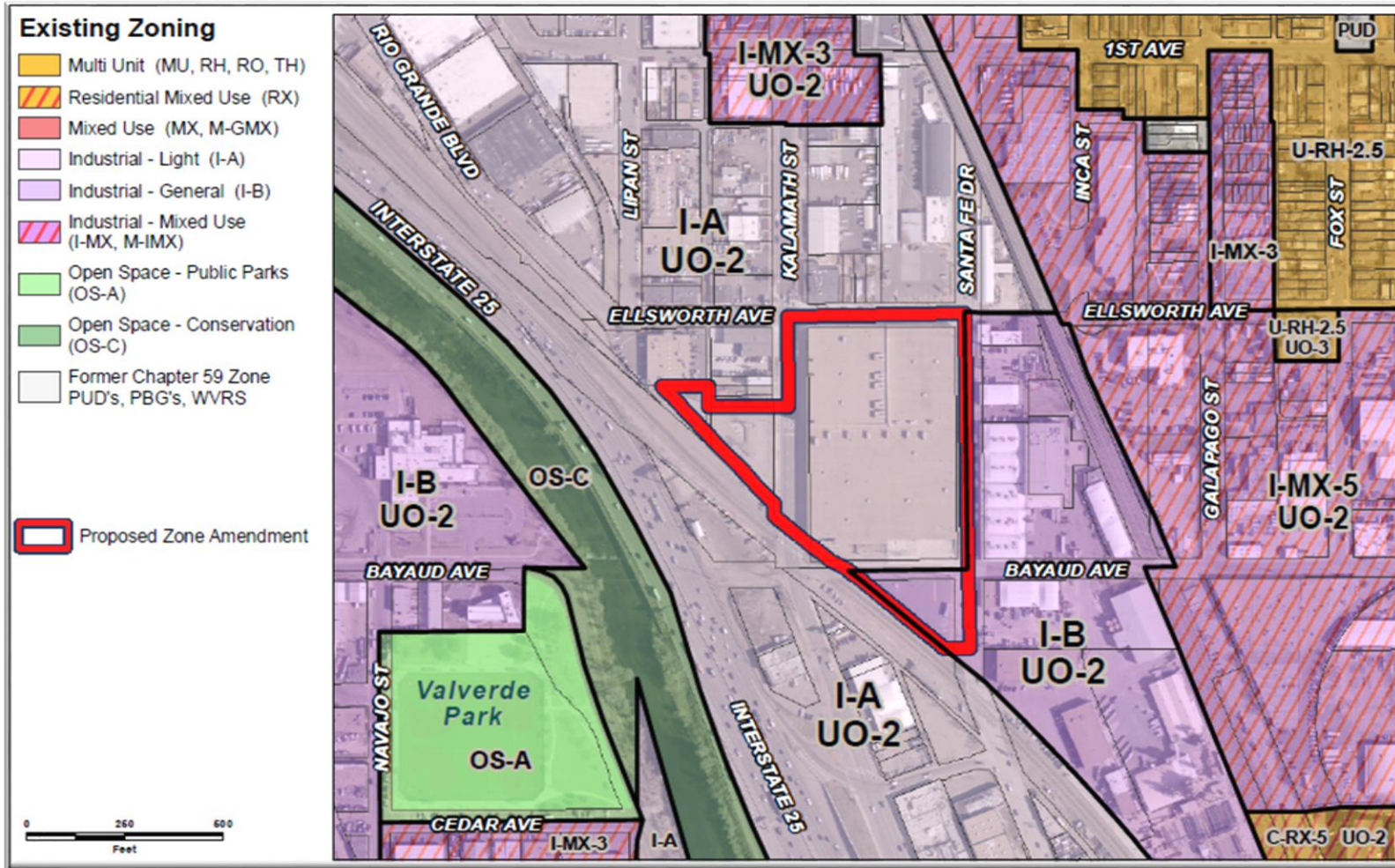


- Industrial Context – Mixed Use – 5 stories maximum height, Billboard Use Overlay, Design Overlay with waivers.
- Proposal: Requesting rezoning to facilitate redevelopment with affordable housing commitment

*Reminder: Approval of a rezoning is not approval of a proposed specific development project*



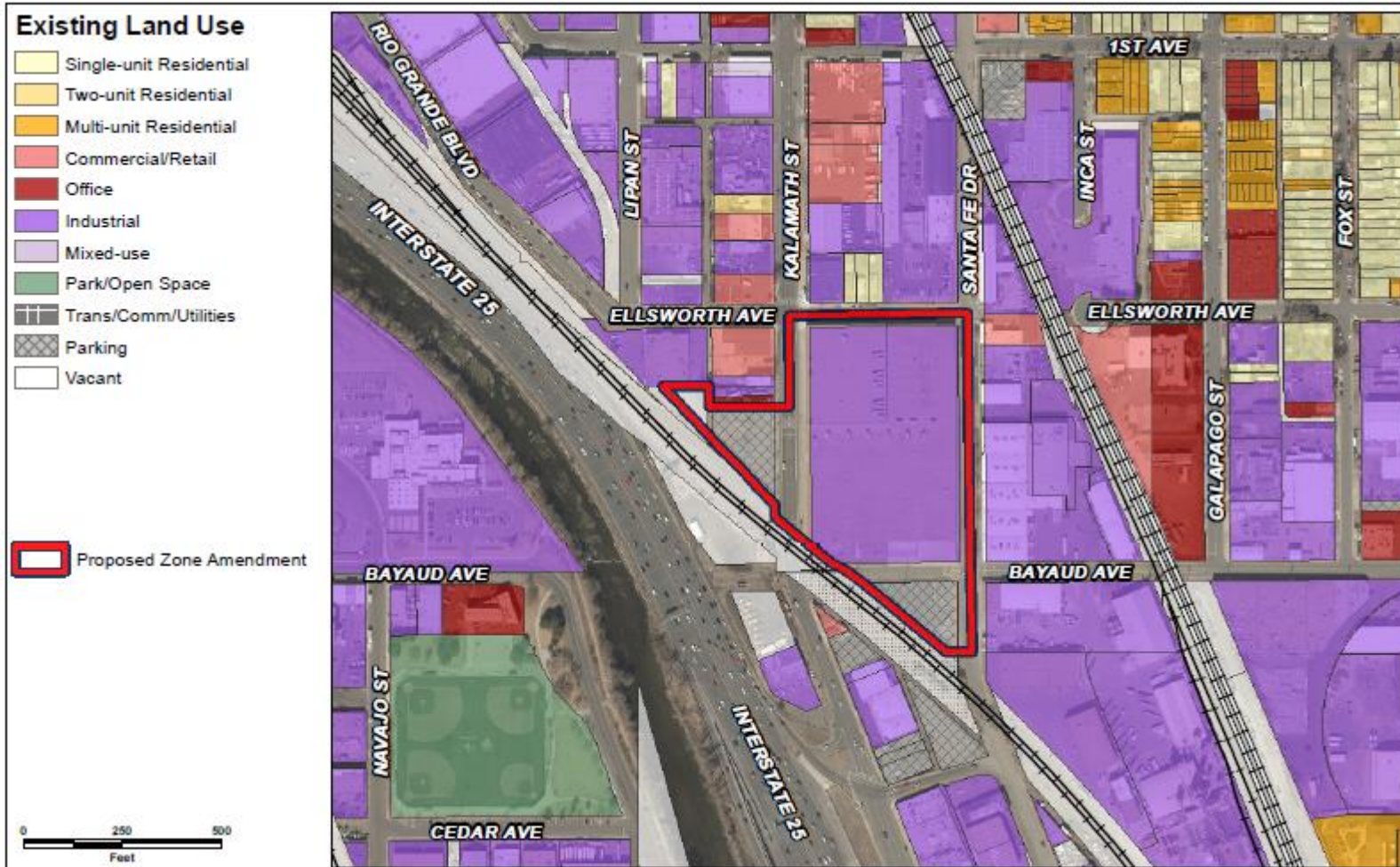
# Existing Zoning



- Light Industrial (I-A)
- 101 S. Santa Fe-  
General Industrial (I-B)
- Billboard Use Overlay  
(UO-2)



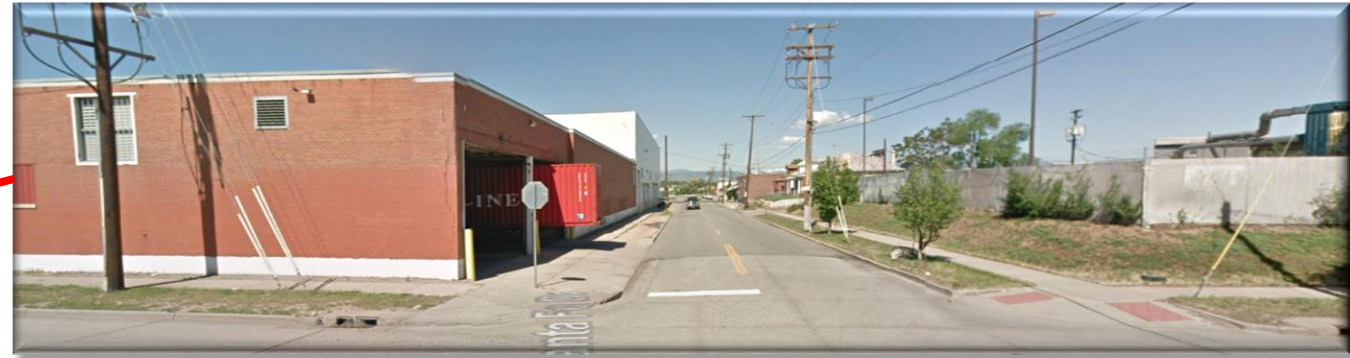
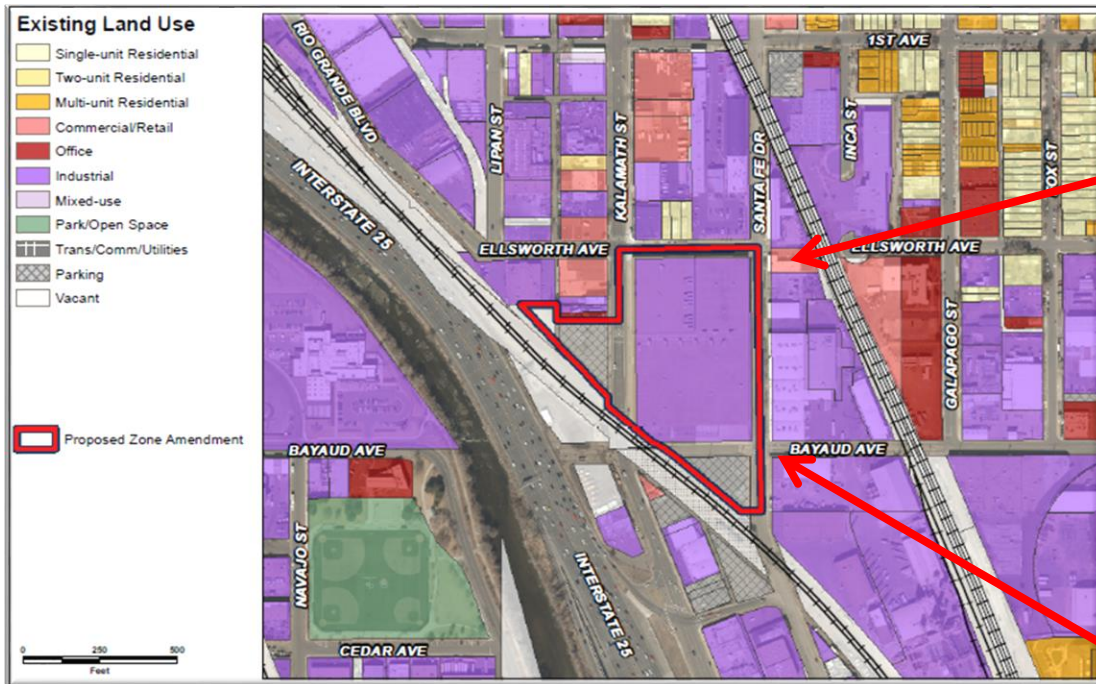
# Existing Land Use



- Site:
  - vacant warehouse
  - undeveloped property
  - parking
- Mix of commercial and light industrial
- Few single unit homes north of the site at Ellsworth Ave.

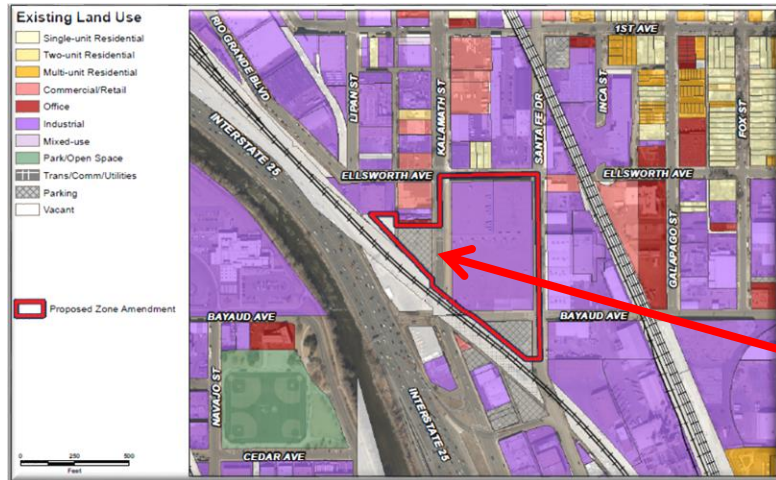


# Existing Context – Building Form/Scale

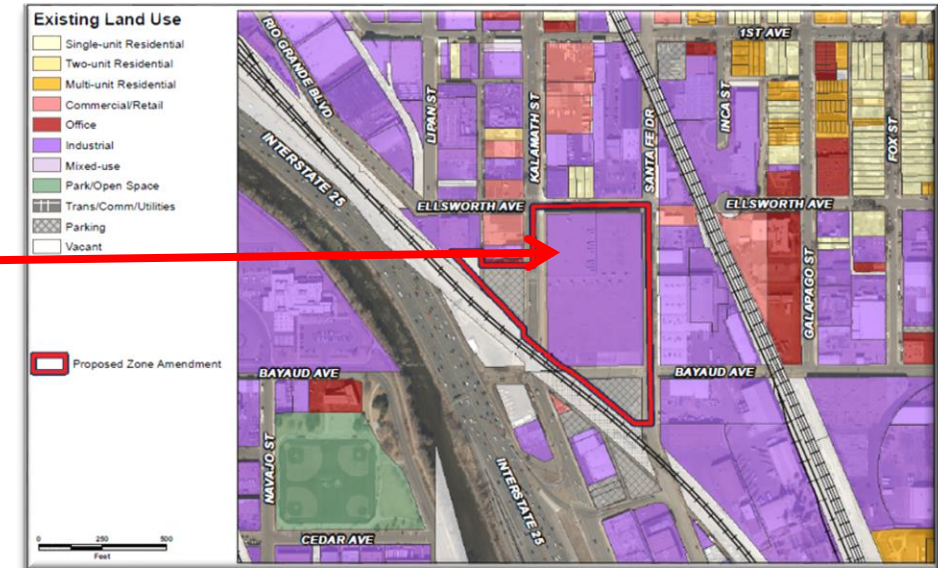




# Existing Context – Building Form/Scale

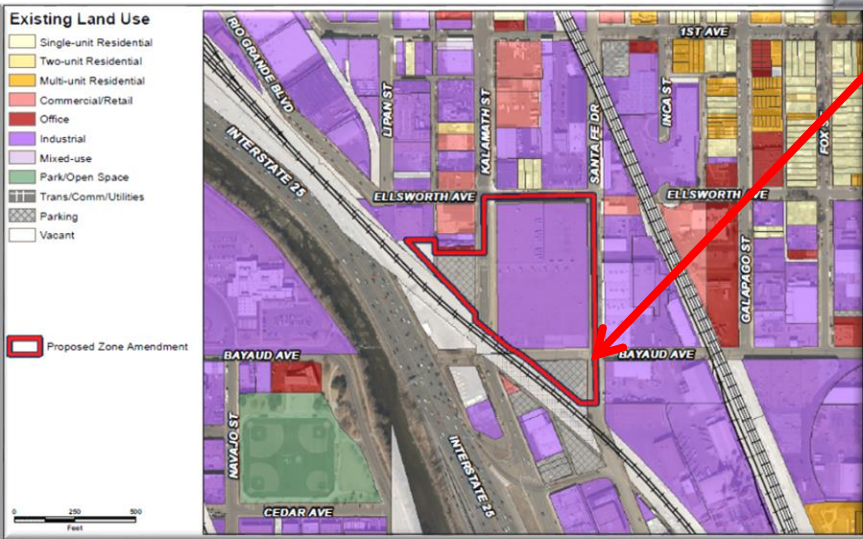


# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale



# Large Development Review

- **Large Development Review (LDR)** is a process for site over 5 acres resulting in **Large Development Framework** document- sequencing of steps for the development, opportunity for community information meeting.
- Community Information Meeting – Feb 5<sup>th</sup> 2020
- Open Space – 10% net developable (.64 acres)
- Mobility Study
- Enhanced design that makes area more walkable and livable
- Affordable Housing



# Affordable Housing Agreement

- At least 10% of all units constructed on the property would be income-restricted units (IRU's)
- 60 year period of affordability
- 25% of all IRU's will contain at least 2 bedrooms  
25% of all IRU's will contain at least 3 bedrooms
- If rental:
  - 75% of IRU's will be affordable for households earning up to 80% or less of AMI
  - 25% of IRU's will be affordable for households earning up to 60% or less AMI.
- If for-sale:
  - 50% of for-sale IRU's will be affordable for households earning up to 100% AMI
  - 50% of for-sale IRU's will be affordable for households earning up to 80% AMI.
- Under the **build alternative**, for the large parcel at 50 S. Kalamath, only **7 income-restricted units** would be required  
Under the **voluntary affordable housing agreement**, 10% is approximately **47 income-restricted units**.

# Proposed Zone District

Design Standards	I-A UO-2 and I-B UO-2 (Existing Zone Districts)	I-MX-5 (for comparison)	I-MX-5 UO-2 DO-7 with waivers (Proposed Zone District)
Building Forms Allowed	General; Industrial	Town House; General; Industrial	Town House; General
Height in Stories/Feet (max)	n/a (unlimited)	5 stories/ 70'	5 stories/ 70'
Primary Street Build-To Minimum Percentage (within min/max)	n/a	50% (0'/10')	70% (0'/15') (7'/20') - residential
Primary Street Setbacks (min)	20'	0'	7' residential uses 0' other uses
Side Street Setbacks (min)	10'*	0'	7' residential uses 0' other uses
Street Level Height (min)	n/a	n/a	14' (waiver down from 16')
Incremental Mass Reduction for Stories 3-5	n/a	n/a	10%**
Primary Street Transparency (min)	n/a	40%	50%
Side Street Transparency (min)	n/a	25%	40%
Primary Street Pedestrian Access	n/a	Entrance	Each dwelling unit must have a dwelling unit entrance with an Entry Feature



# Proposed Waivers Requested

1. Waives the provision that requires zone lots greater than 18,750 square feet, 70% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied only by Street level non-residential active uses as described in Section 9.4.5.11.F.3. and replaces with a provision that where Zone Lot Size is greater than 30,000 square feet, a cumulative total of 185 linear feet of the Street Level building frontage on all Primary Streets shall be occupied only by Street Level non-residential active uses as described in Section 9.4.5.11.F.3.
2. Waives the DO-7 provision that requires Street Level Height (min): 16' and replaces with a provision that requires a Street Level Height (min) of 14'.

# Process

- Informational Notice of Application: 6/16/20
- Planning Board Notice Posted: 7/21/20
- Planning Board Public Hearing: 8/5/20
- LUTI Committee: 8/18/20
- City Council Public Hearing Notice: 9/7/20



# Public Outreach

- LDR community information meeting – 2/5/20
- RNO's
  - Baker Historic Neighborhood Association - letter of support
- 6 letters in support from adjacent property owner and community member
- 1 letter in opposition from surrounding property owner

# Review Criteria

## 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



# Review Criteria

## 1. Consistency with Adopted Plans

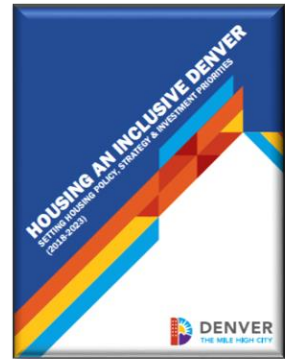
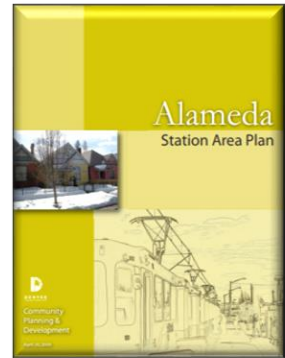
- *Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Alameda Station Area Plan* (2009)
- *Baker Neighborhood Plan* (2003)
- *Housing an Inclusive Denver* (2018)

## 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 2040 - Equity

Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*

Equitable, Affordable and Inclusive Goal 2 Strategy D – *Increase the development of senior-friendly and family friendly housing, including units with multiple bedrooms in multi-family developments (p. 28).*

Equitable, Affordable and Inclusive Goal 3 Strategy B – *Use land use regulations to encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).*

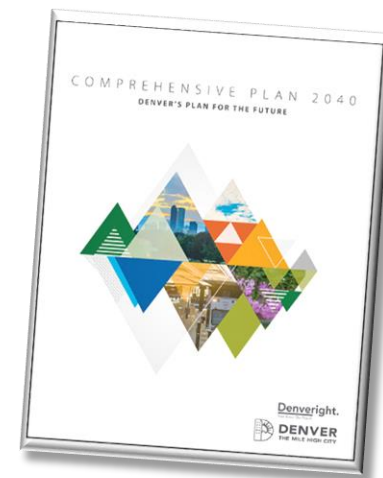




# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040 - Climate

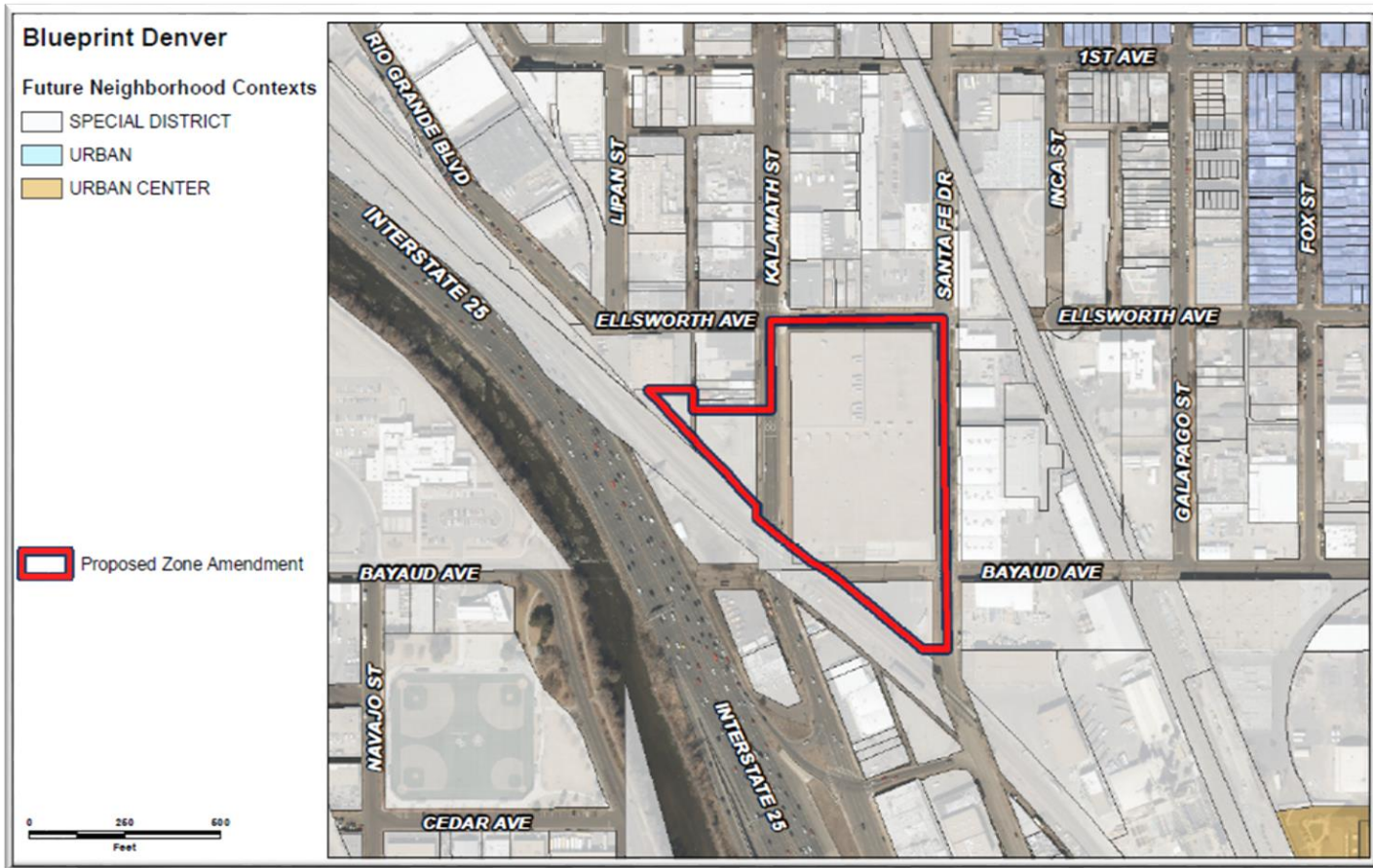
- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy B** – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*
- **Environmentally Resilient Goal 9, Strategy B** – *Improve Denver’s air by reducing the use of single-occupancy vehicles, advancing renewable energy sources, expanding the use of transit, promoting innovative and alternative technologies and supporting mixed-use, walkable neighborhoods (p.54).*



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2019)

- Within the District context
- Requested I-MX-5, UO-2, DO-7 with waivers is within the industrial context

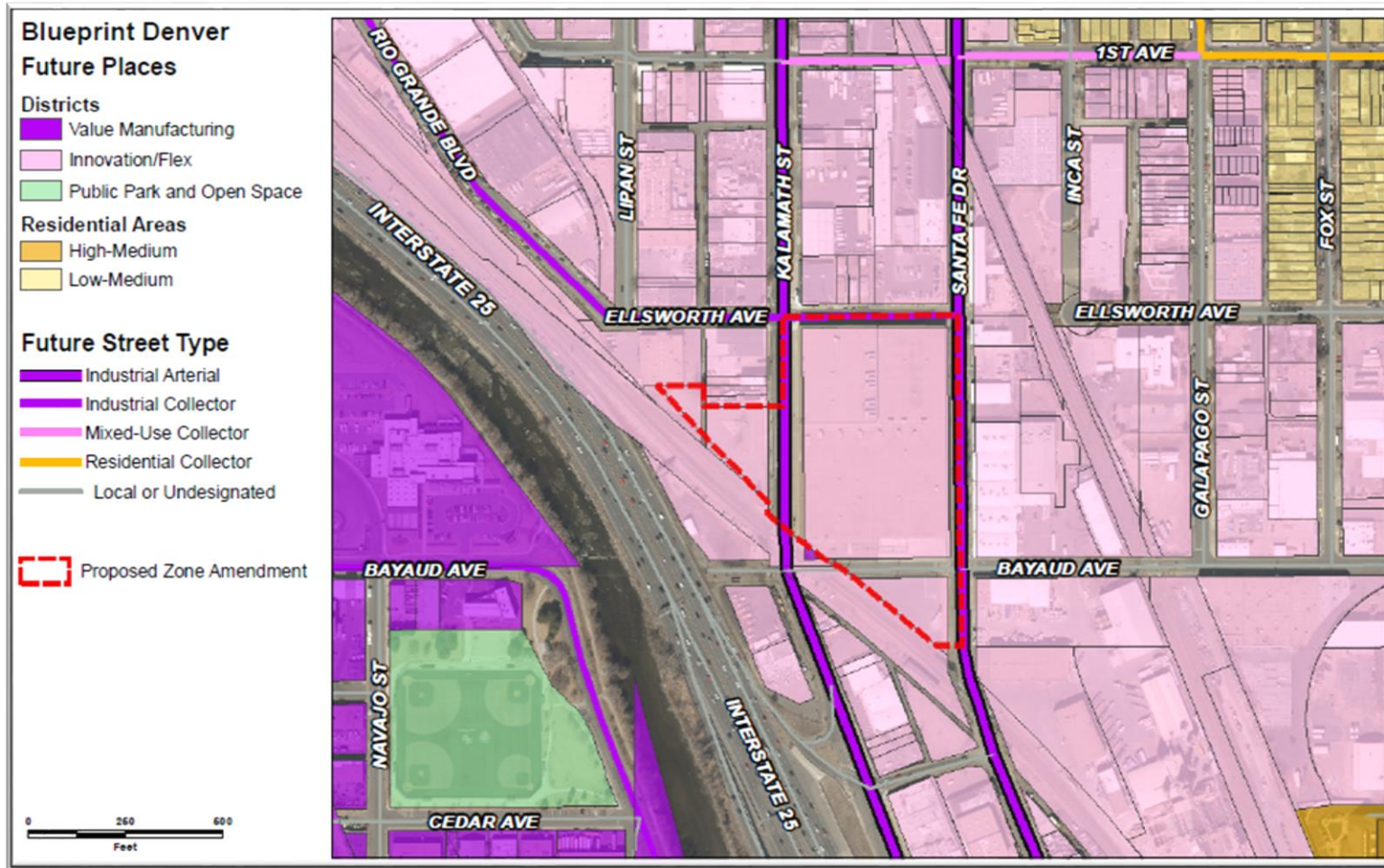




# Review Criteria: Consistency with Adopted Plans

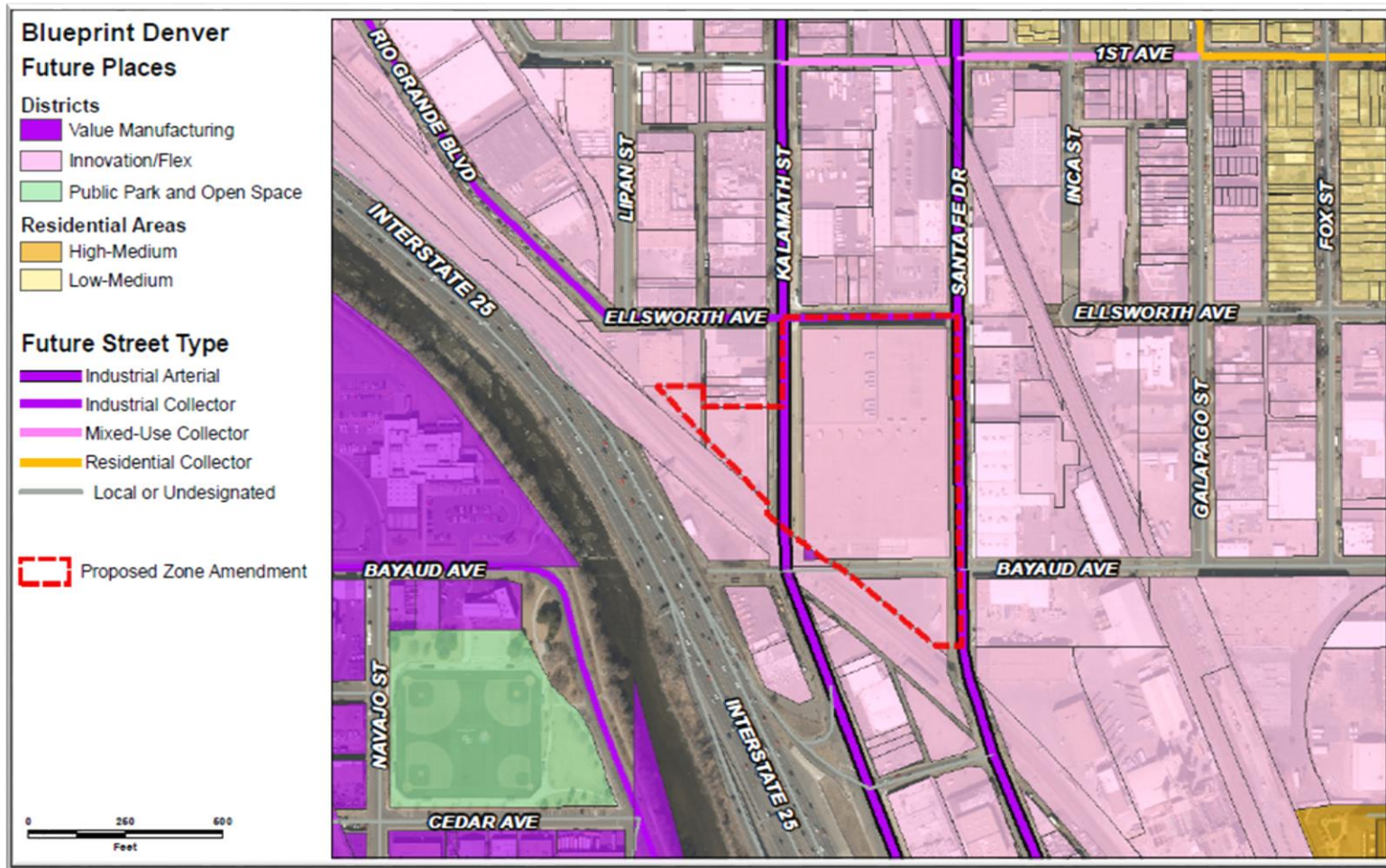
## Blueprint Denver (2019)

- Manufacturing preservation area
- Innovation/Flex place - Mix of uses – research/design, logistics, multi-unit residential (p. 284)
- Innovation/flex are less intense, desire to create more vibrant places
- **DO-7 with waivers** provides increased transparency, a minimum street level height of 14' and street level active use requirements **all meeting vision for innovation/flex places.**



*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# Review Criteria: Consistency with Adopted Plans



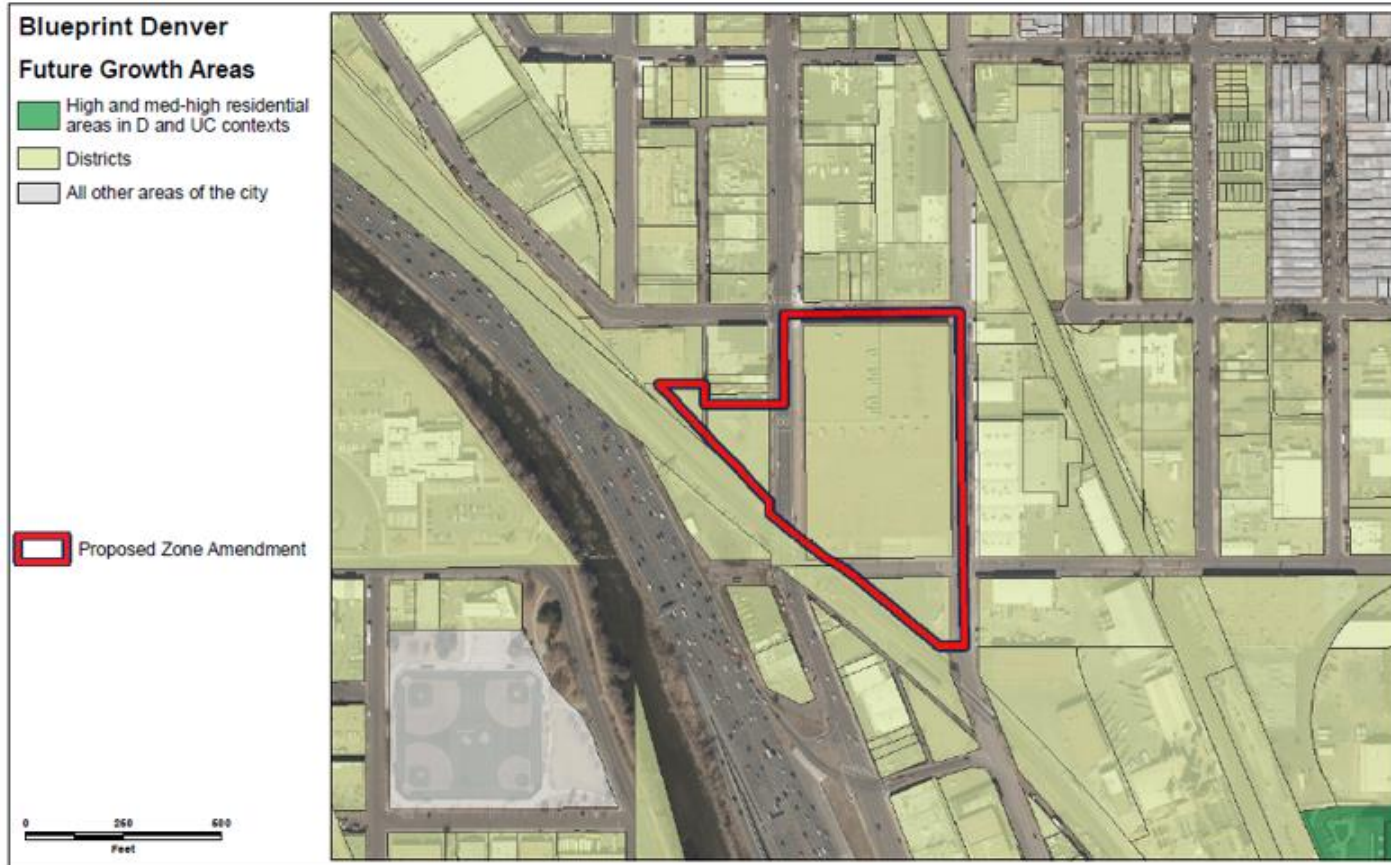
## Blueprint Denver Street Types

- S. Kalamath St. and S. Santa Fe Dr. are Industrial Arterials
- W. Ellsworth Ave. is Industrial Collector
- W. Bayaud is local street type.

*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*



# Consistency with Adopted Plans: Blueprint Denver



## Growth Areas Strategy

- 5% of new housing growth and 15% of employment growth anticipated citywide
- Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver's future housing stock. (p.49)



# Review Criteria: Consistency with Adopted Plans

## Blueprint Strategies

Blueprint acknowledges the need for enhanced design in innovation/flex districts.

Land Use & Built Form: Economics Policy 3, Strategy D and E

*“within innovation/flex districts, enable housing and other uses to complement manufacturing. Promote urban, pedestrian-friendly building forms that are appropriate for vibrant, mixed-use districts....Study and implement **changes to the zoning code to ensure appropriate zone district(s) to implement the innovation/flex district** desired uses and building forms” (p. 91).*

Why apply DO-7 here?

*“Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p.73).*

- 50 S. Kalamath is a large parcel with a potential for 3 primary street designations
- A more general design overall for industrial mixed use districts does not currently exist
- Site was subject to LDR process, which is not typical
- Custom zoning tools (waivers) is appropriate to respond to a need with the introduction of residential

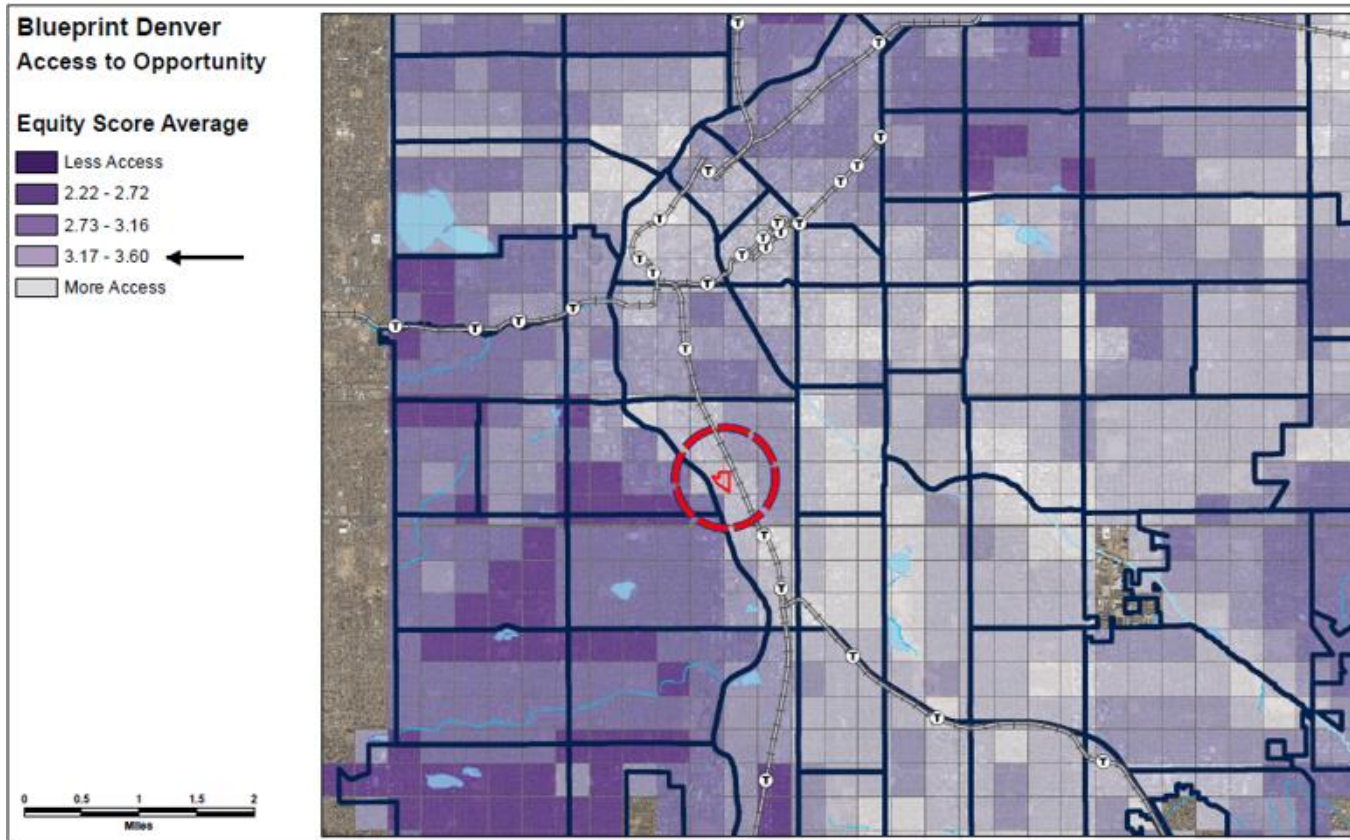
# Review Criteria: Consistency with Adopted Plans

## Blueprint Strategies (cont.)

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 achieved through other tools. (p. 102).*

Land Use & Built Form: Design Quality & Preservation Policy 3, Strategy E – *Revise the zoning code to provide standards **for new mixed-use development that better responds to the surrounding context.** Standards to examine for improvement include build-to ranges, transparency minimums, lot coverage and entry features (p. 102).*

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver – Equity Concepts Access to Opportunity

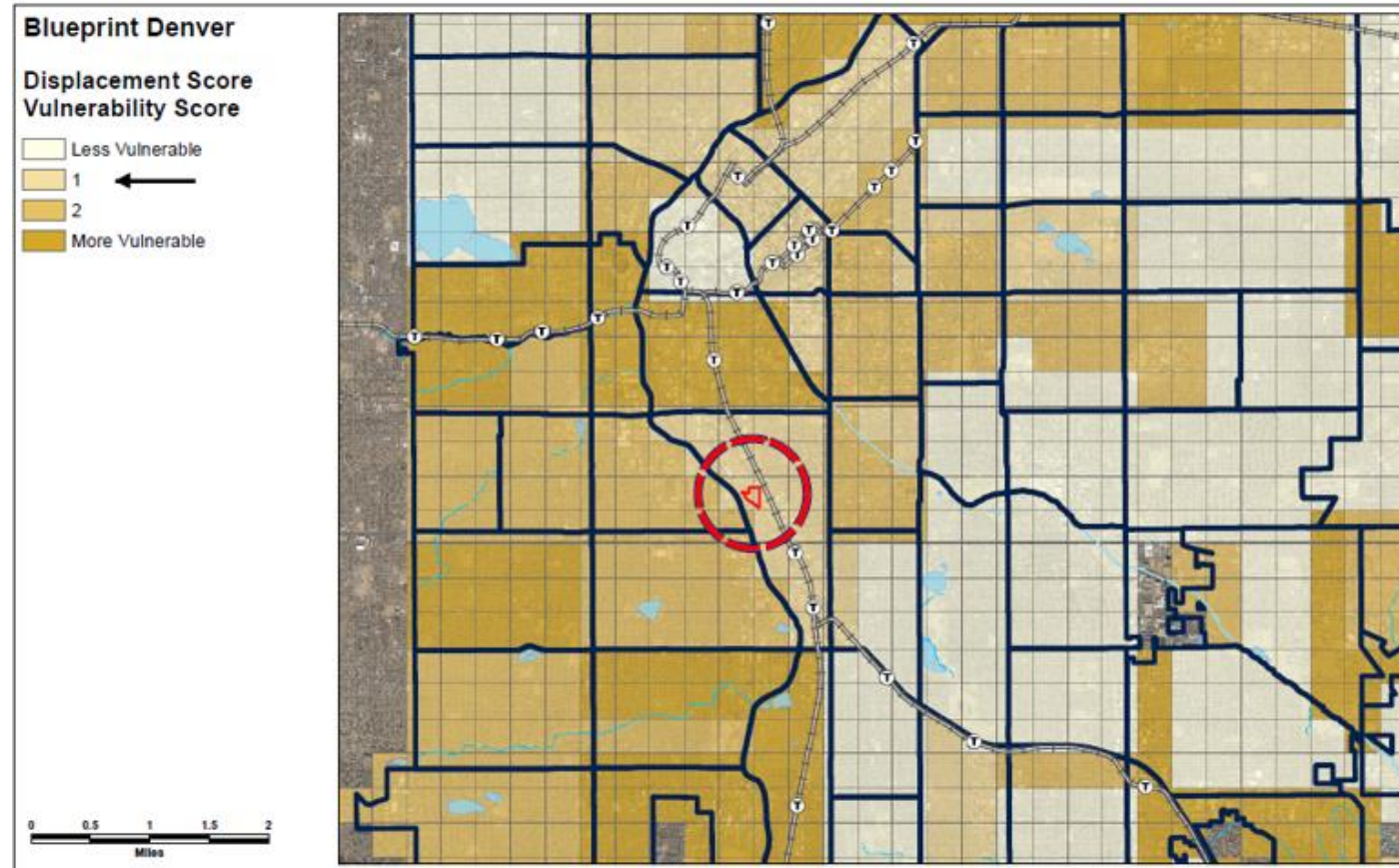
- Helps us understand progress towards complete neighborhoods, citywide.
- Area has higher access to opportunity score
- Will provide .64 acres of open space, further strengthening access to opportunity



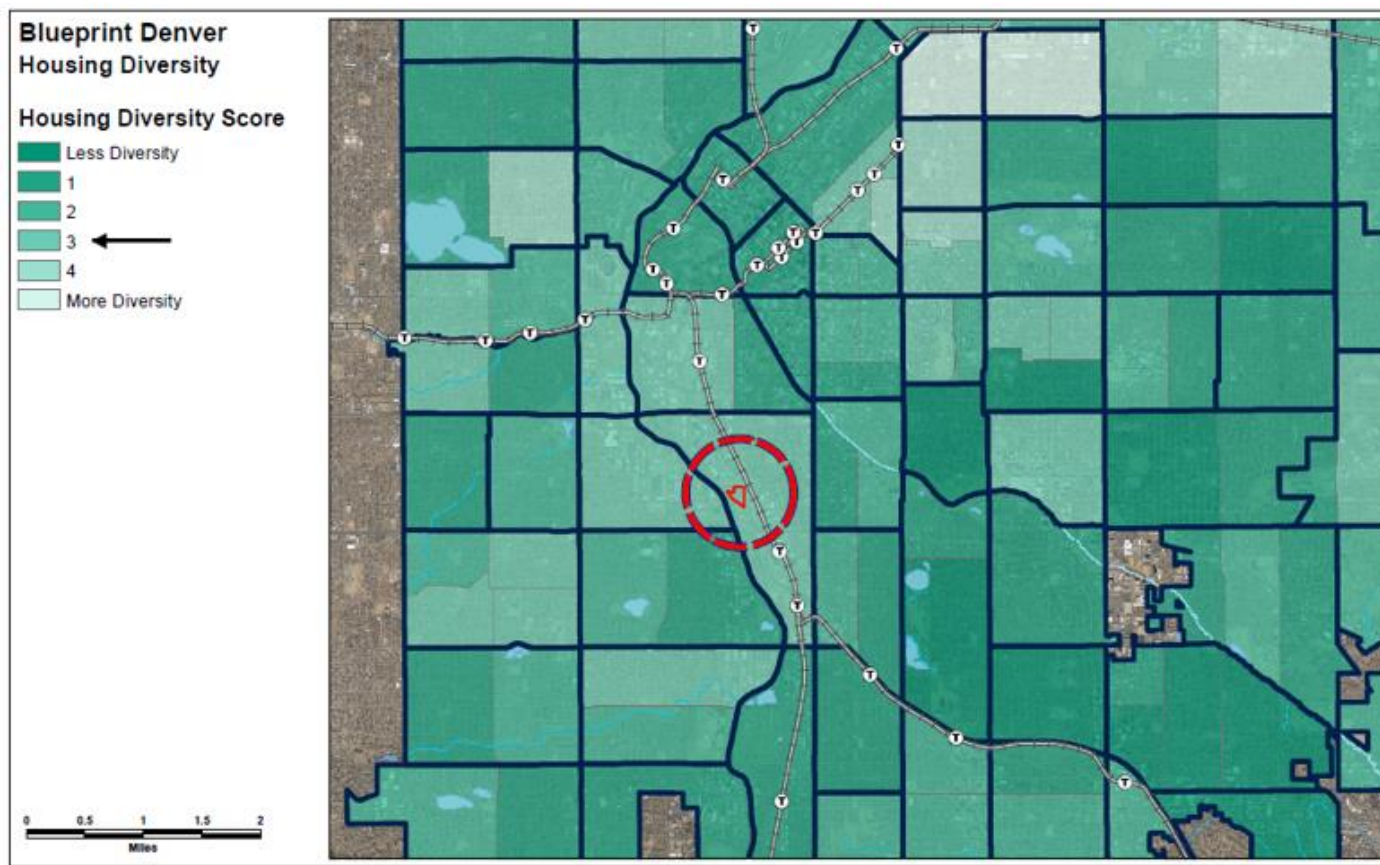
# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver – Equity Concepts Vulnerability to Displacement

- Combines data from median household income, percentage of people who rent housing, and percentage of population with less than a college degree in education.
- Site has **less** vulnerability to displacement
- Voluntary affordable housing commitment in connection with the proposed rezoning



# Review Criteria: Consistency with Adopted Plans

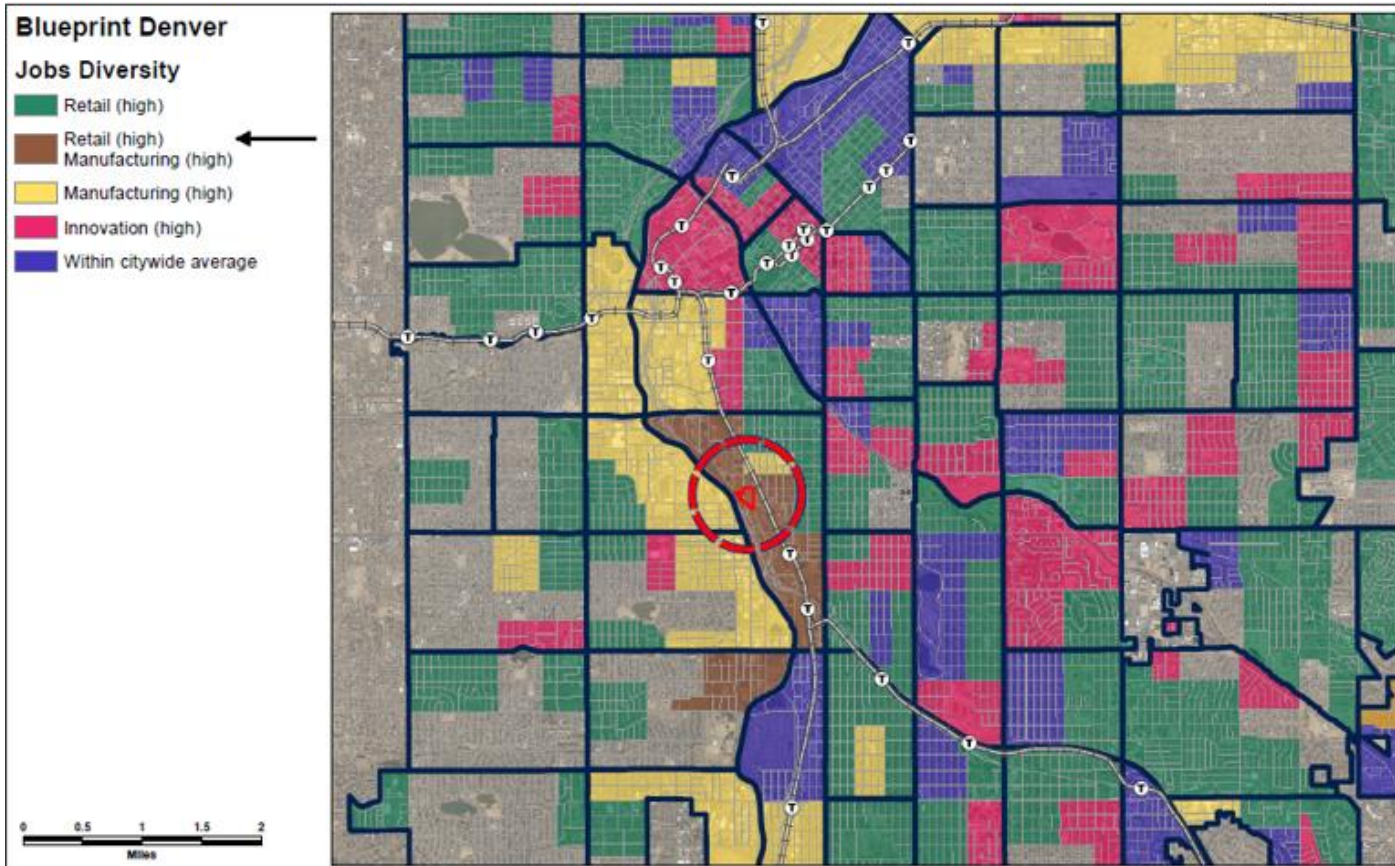


## Blueprint Denver – Equity Concepts Housing Diversity

- Metric combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), unit size diversity (units with different bedroom counts), ownership vs. rental, housing costs and the number of income-restricted units.
- **Moderate housing diversity score**
- The affordable housing agreement provides **additional income-restricted units** with a diversity of bedroom counts per unit and a range of affordability levels.



# Review Criteria: Consistency with Adopted Plans

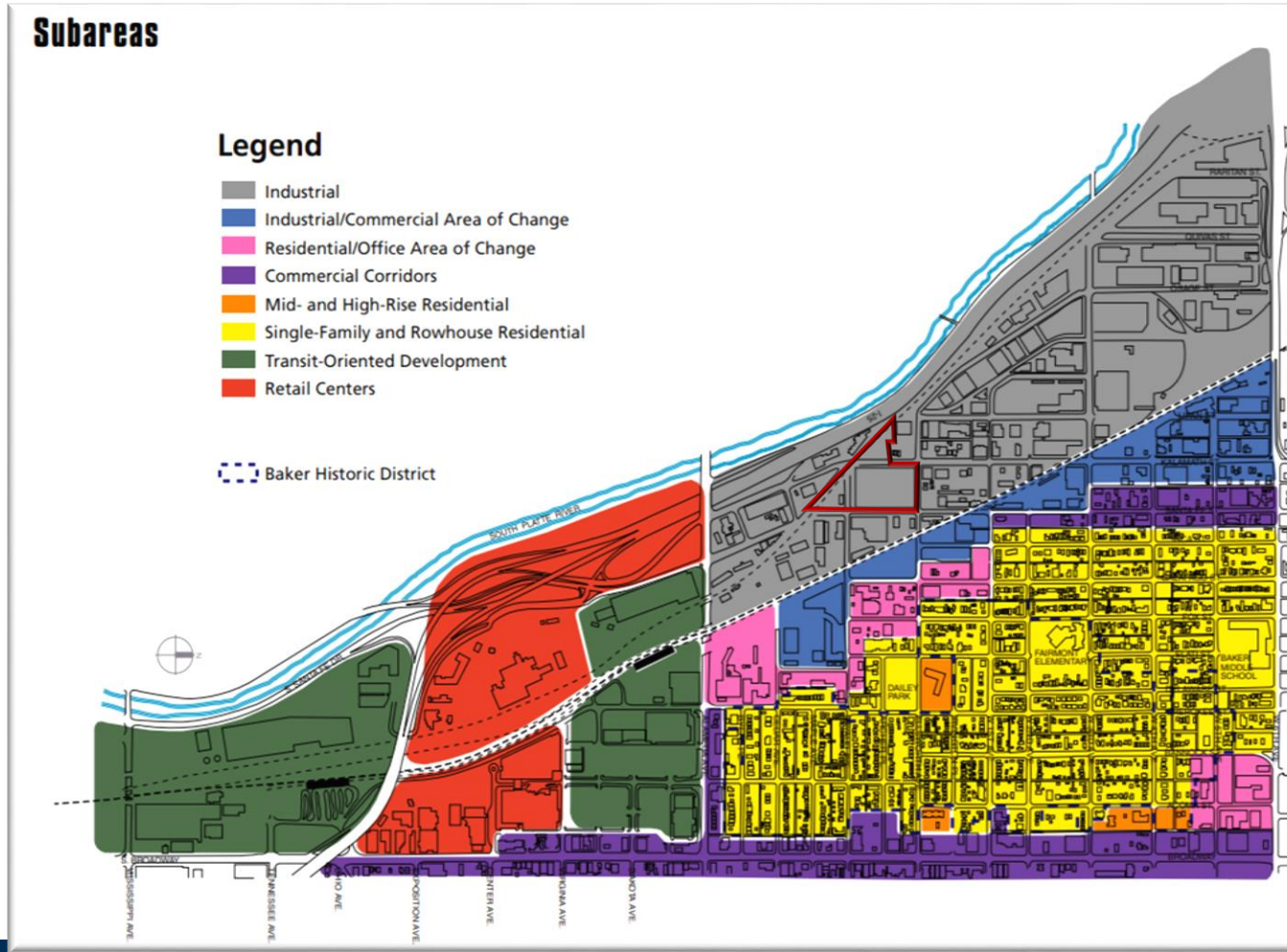


## Blueprint Denver – Equity Concepts Expanding Jobs Diversity

- Area has emphasis on retail and manufacturing jobs
- The I-MX district requested will allow for office and commercial uses which will further diversify jobs in this area.



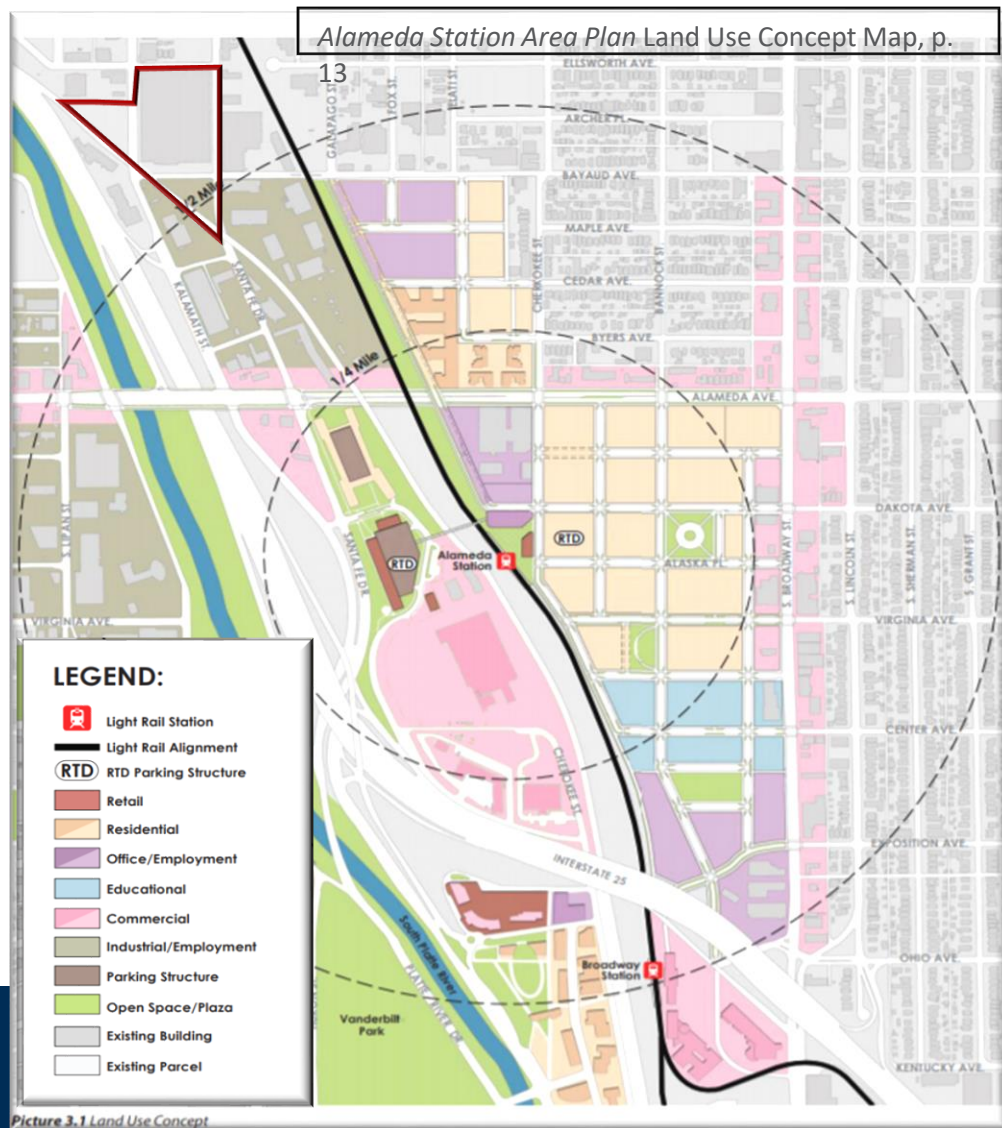
# Review Criteria: Consistency with Adopted Plans



## *Baker Neighborhood Plan* (2003)

- Properties part of the plans industrial sub-area.
- Plan notes that the industrial area is fundamentally non-residential.
- Area has changed since plan adoption 17 years ago
  - Industrial businesses relocating
  - Updated *Blueprint Denver* guidance
  - Support from neighborhood for transitioning and introduction of residential.

# Review Criteria: Consistency with Adopted Plans



## *Alameda Station Area Plan (2009)*

- The southern portion of the parcel located at 101 S. Santa Fe Dr. is within the plan area boundary (.5 miles from the Alameda Station).
- Plan's land use map designates one of the parcels as "industrial"
- The requested zone district allows for a mix of uses including employment/office uses, compatible light industrial uses consistent with the plan's recommendations (plan, p. 12)
- Plan recommends enhanced sidewalks for W. Bayaud Ave.

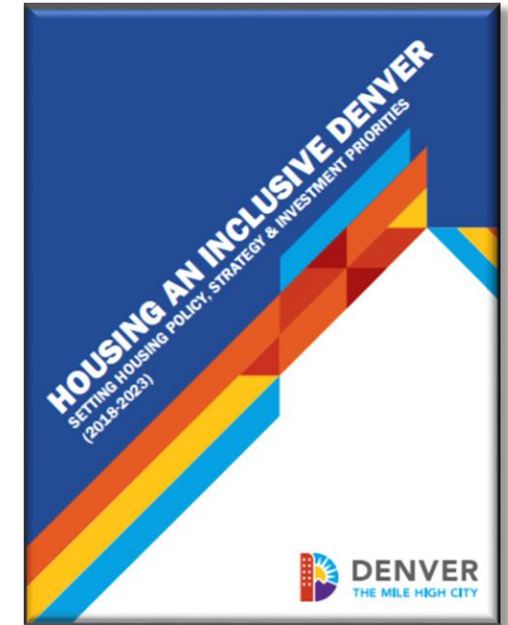
# Review Criteria: Consistency with Adopted Plans

## *Housing an Inclusive Denver (2018)*

Provides guidance and strategies for the city to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6).

“Promote development of new affordable, mixed-income and mixed-use rental housing” (p. 83).

Voluntary affordable housing agreement is in the process of being finalized between the Applicant and the City.





# Review Criteria

## Denver Zoning Code Review Criteria

### 2. Uniformity of District Regulations

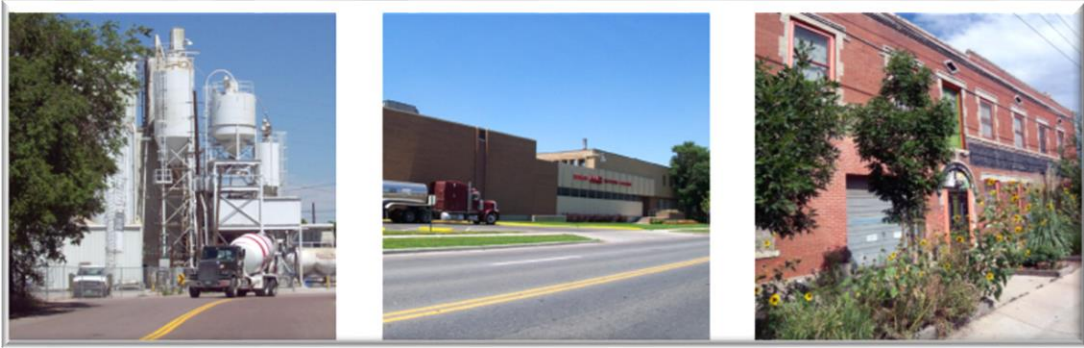
### 3. Further Public Health, Safety and Welfare

- Implements *Blueprint Denver*
- Enables higher quality design, street activation, improved pedestrian environment.
  - Pedestrian oriented design linked to increased physical activity, decreased obesity.
- Rezoning enables redevelopment which will create open space and install trees and landscaping where none exist today, helping to improve air quality and other environmental benefits.

# Review Criteria: Justifying Circumstances

- Changed conditions in the general area since 2010 justify rezoning
  - Growth in area south of site: 5 story apartment building at 500 W. Cedar. New commercial at 350 S. Santa Fe, new residential south of Alameda, west of Cherokee St.
- Recently adopted *Blueprint Denver* plan as a change justifying rezoning.

# Review Criteria: Consistency with Neighborhood Context, Purpose and Intent



- Industrial District Context
- Industrial Mixed Use (I-MX) zone district purpose
- I-MX-5 intent statement
- DO-7 purpose  
“Promote vibrant pedestrian street frontages with active uses and street-fronting building entries;

Provide transitions between residential frontages and mixed-use streets”



# CPD Recommendation

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