



1055 Clermont Street

Request: CMP-H, UO-3 to C-MX-12

Date: 5.21.2024

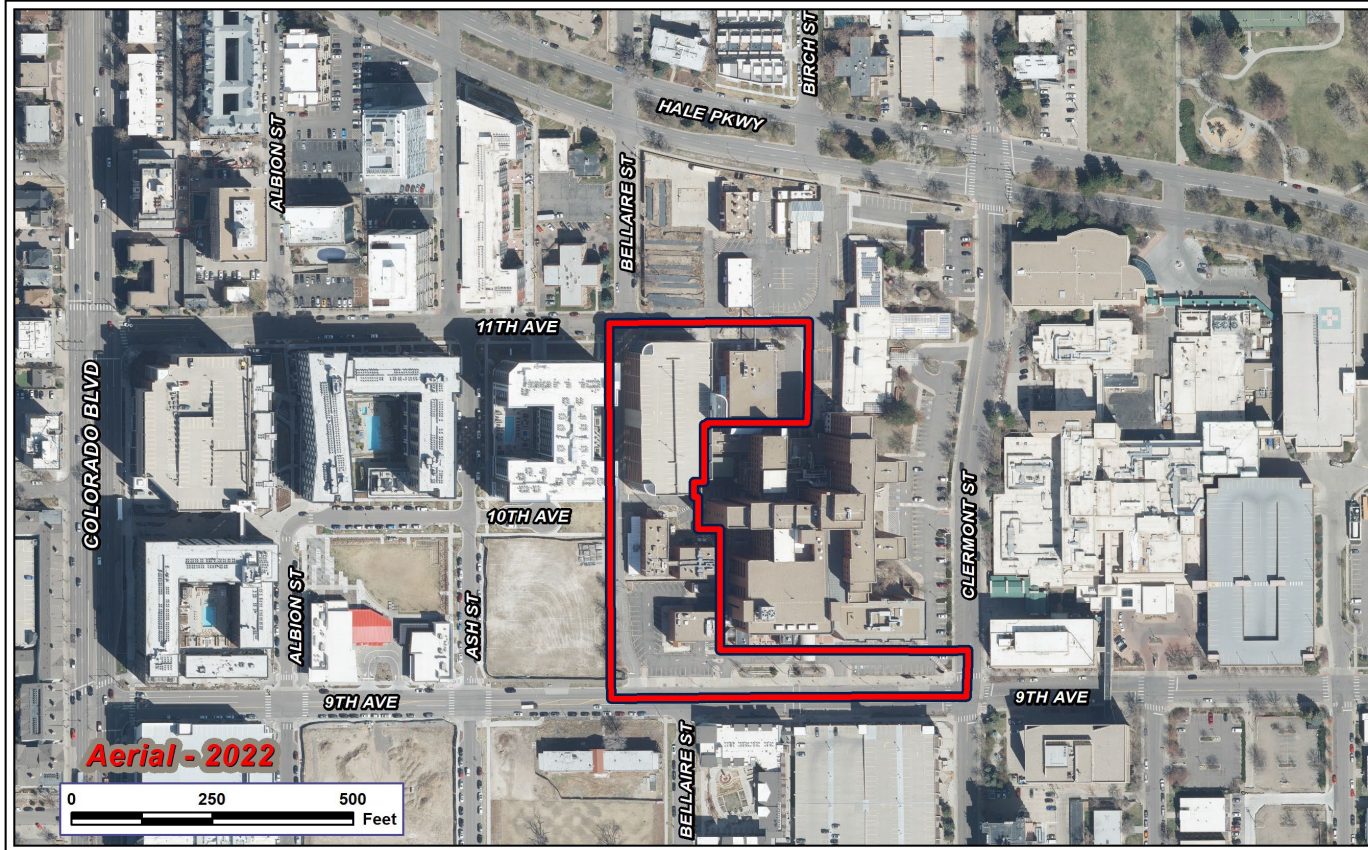
Presenter: Jason Morrison

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



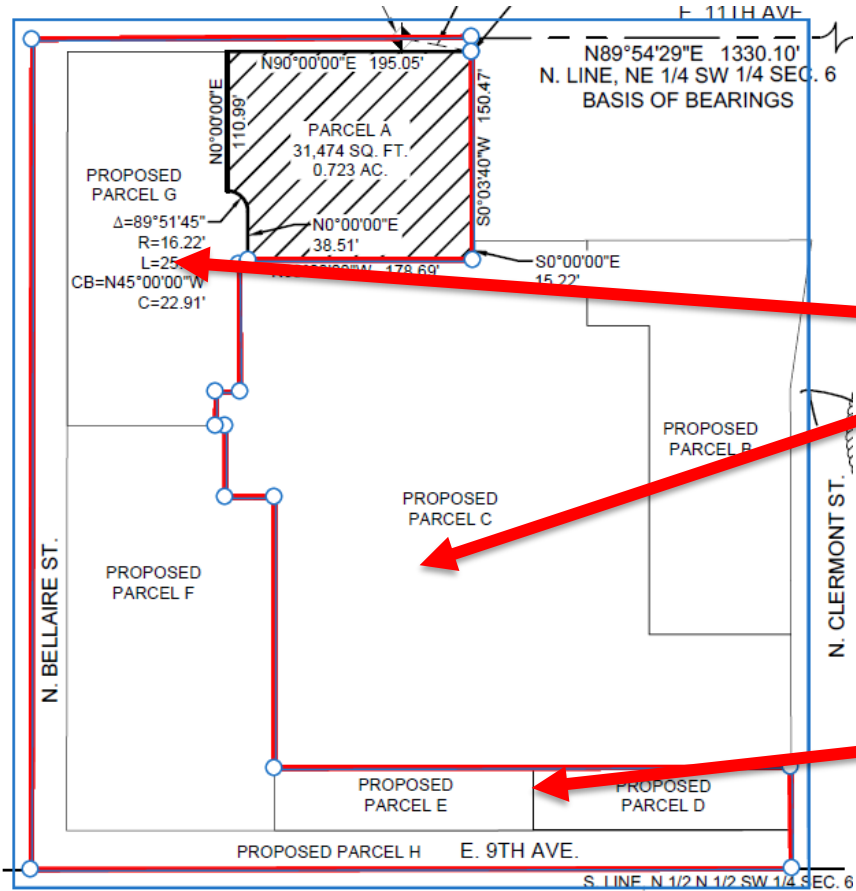
Request: from CMP-H, UO-3 to C-MX-12



- Property:
 - 4.19 acres
 - Vacant Medical Use
- Rezone from CMP-H, UO-3 to C-MX-12
- Requesting rezoning to align with outcome of LDR process and conceptual plan

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

Request: from CMP-H, UO-3 to C-MX-12



- Property:
 - The area to be rezoned is a portion of the larger VA Campus
 - The proposed development concept is centered around adaptive reuse of the main hospital building and the preservation of the existing parking structure
 - Four separate parcels supporting potential residential, retail, office, hotel, open space, and parking uses

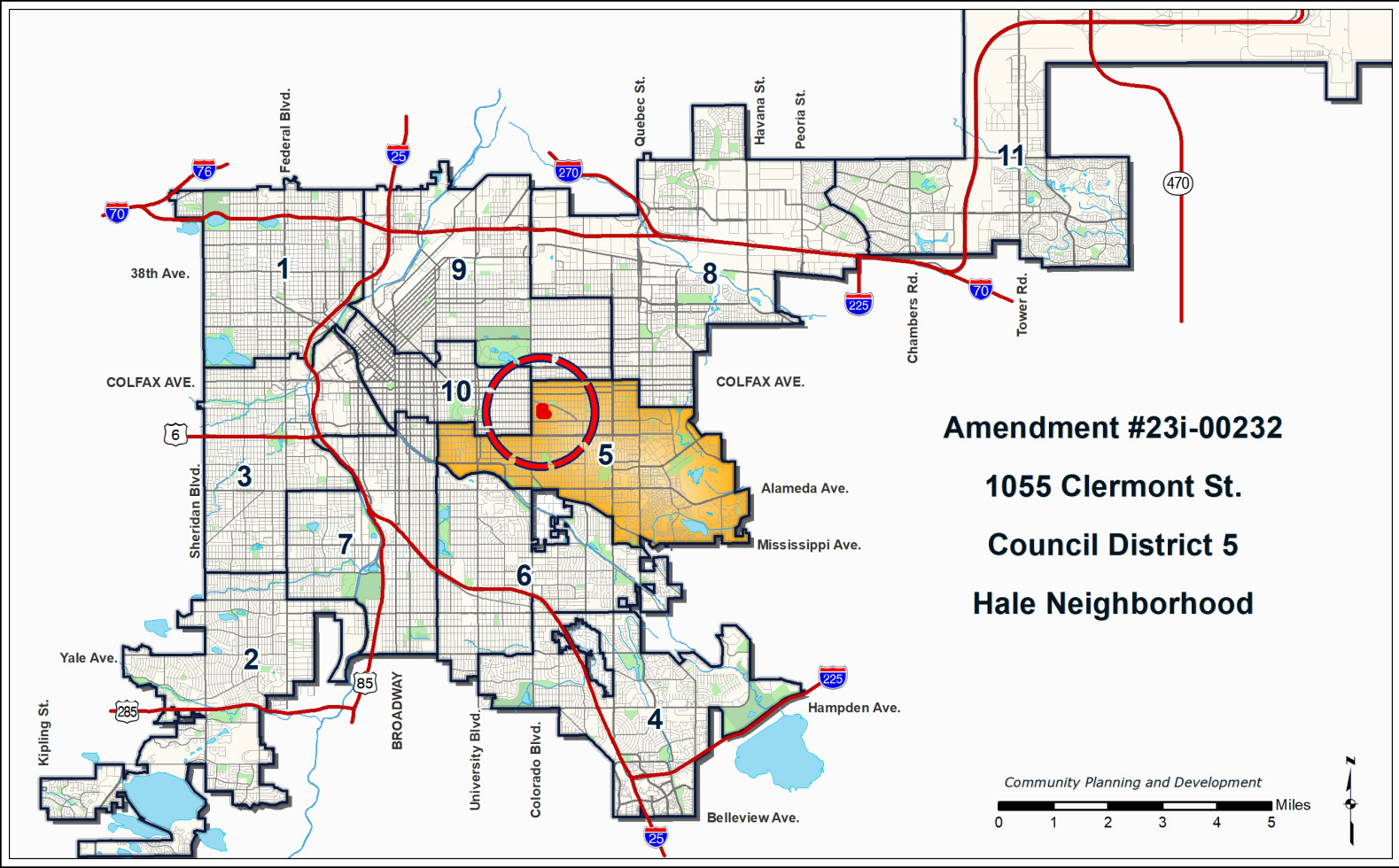
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Presentation Agenda

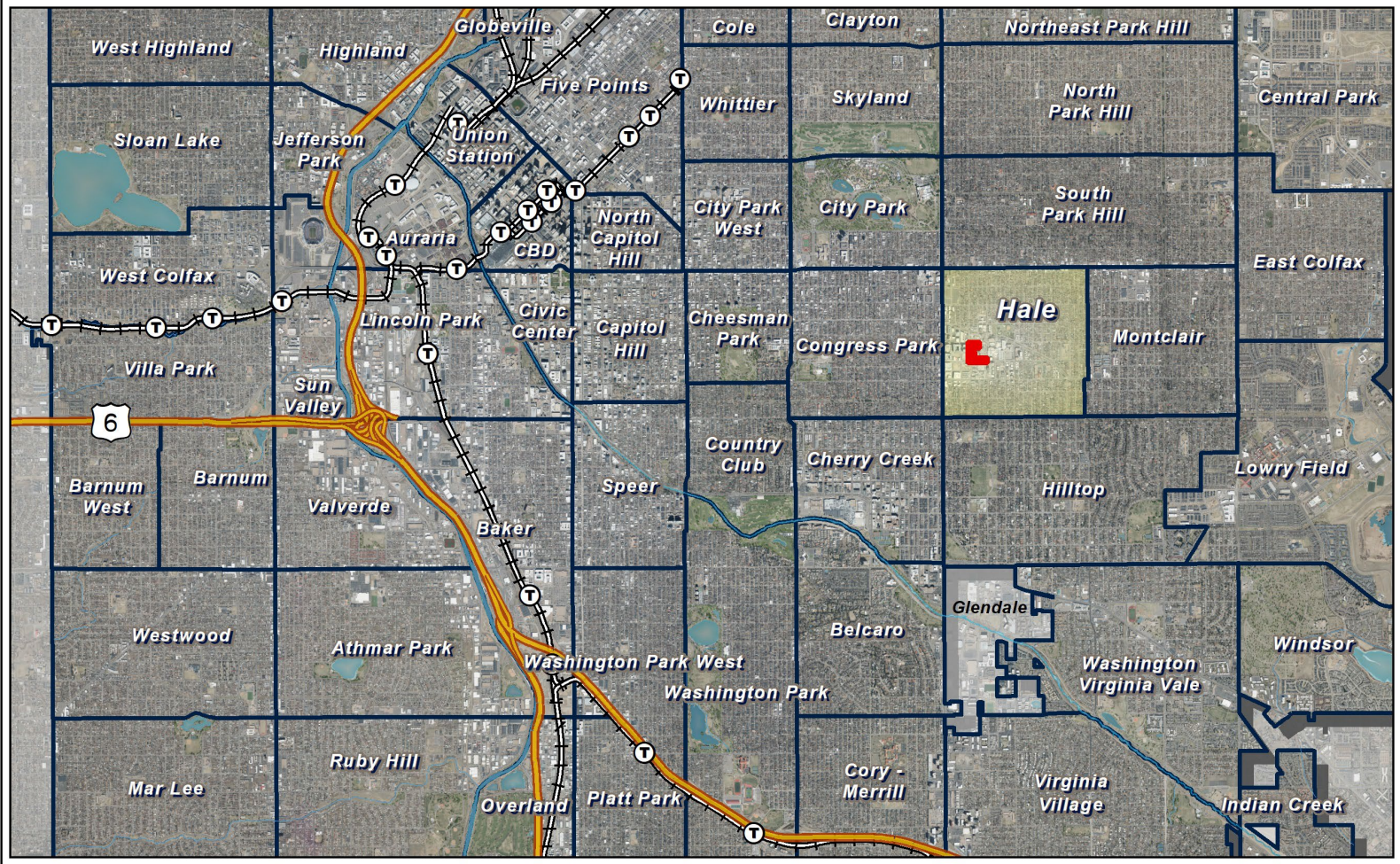
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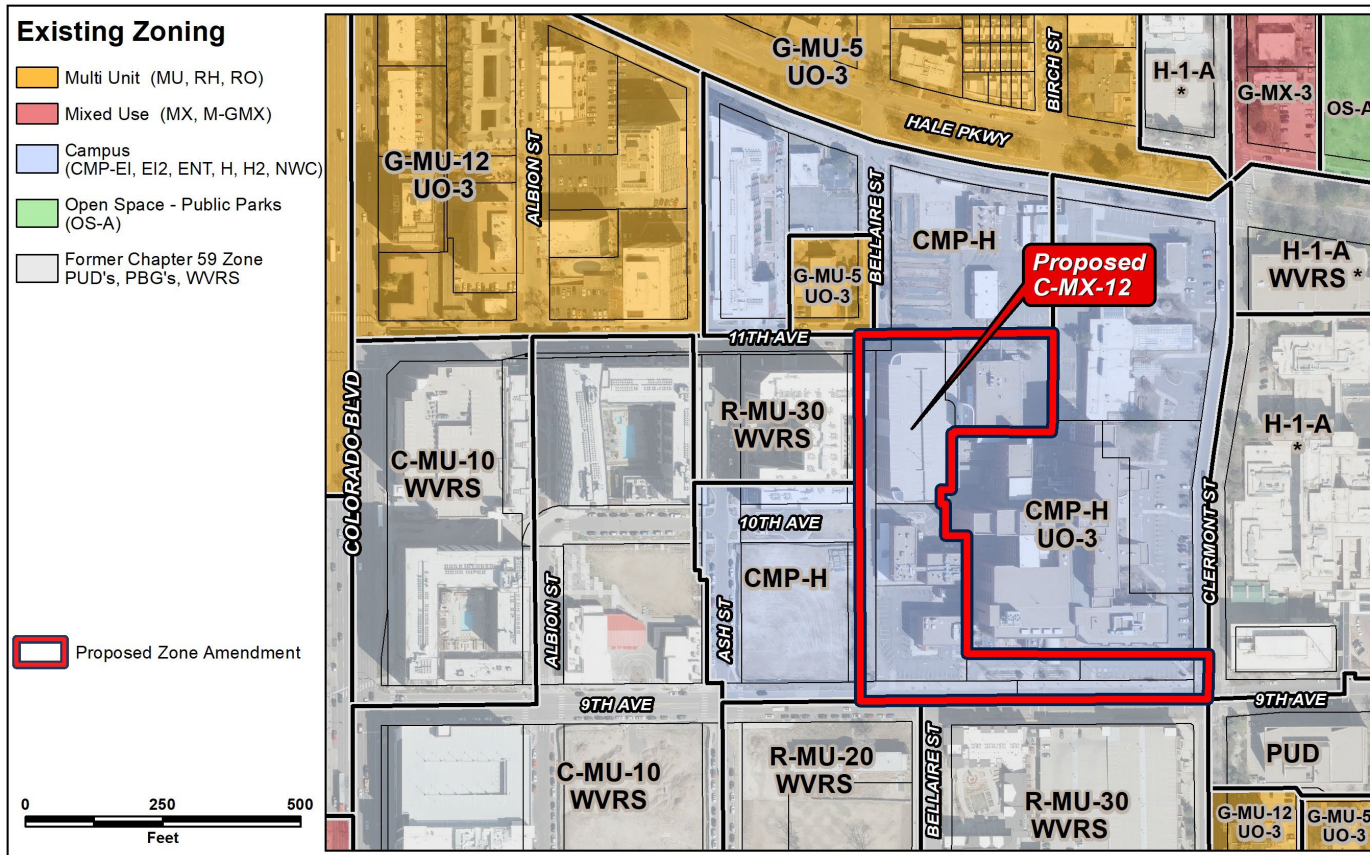
Council District 5 – Councilmember Sawyer



Statistical Neighborhood – Hale

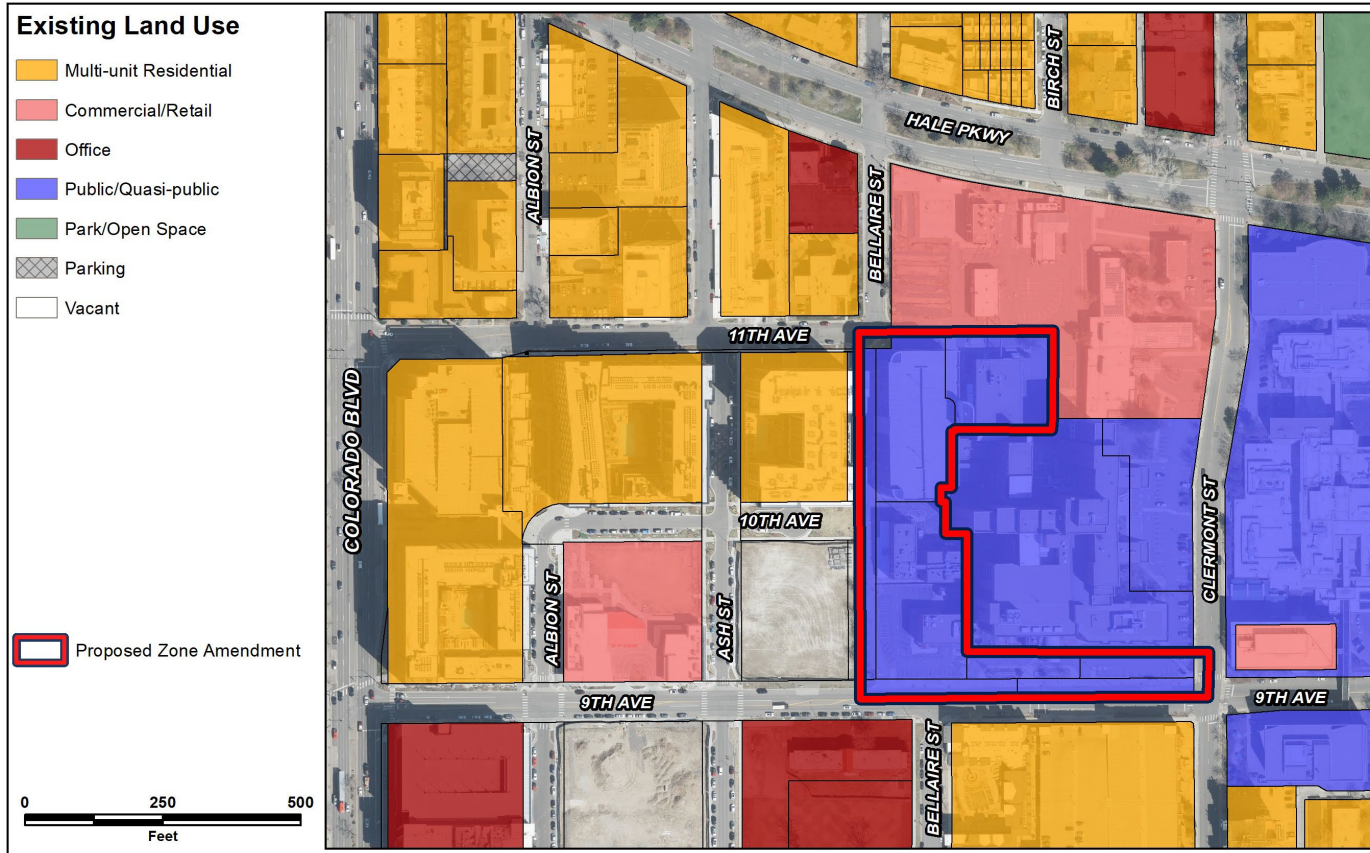


Existing Zoning: CMP-H, UO-3 to C-MX-12



- Campus Healthcare District
- Historic Structure Use Overlay
- Proximity to:
 - CMP-H
 - G-MU-5
 - H-1-A
 - R-MU-30 & R-MU-20

Existing Context – Land Use

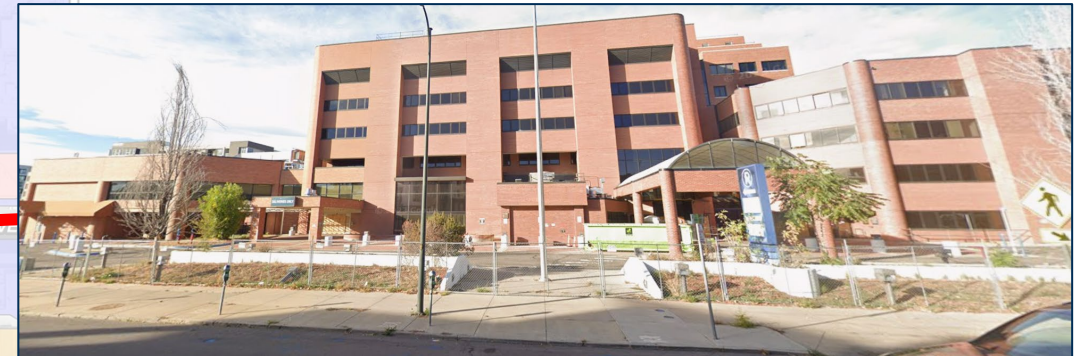
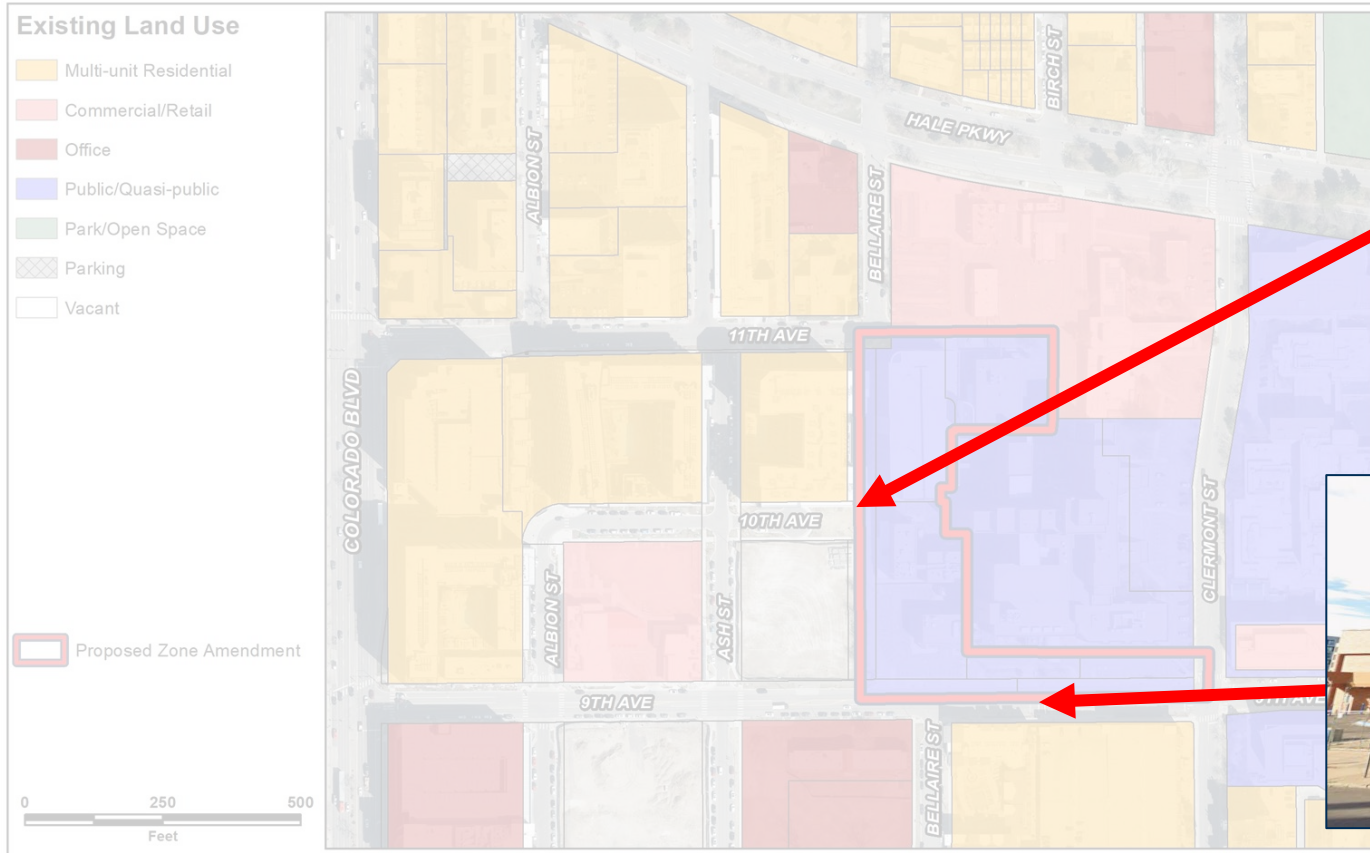


Public/Quasi Public

Adjacent to:

- Multi-Unit
- Two-Unit
- Office
- Public/Quasi Public

Existing Context – Land Use



Large Development Review

- The site is subject to a recently approved Large Development Framework that includes a concept plan describing the proposed land uses, and open space and circulation networks
- Factors of determination:
 - Gross Land Area
 - Infrastructure Improvements
 - Area Plan Guidance

Agenda

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Process

- Informational Notice: 3/12/2024
- Planning Board Notice: 4/16/2024
- Planning Board Public Hearing: 5/1/2024
- **LUTI Committee: 5/21/2024**
- City Council Public Hearing: 7/8/2024

Public Comments

- Extensive public outreach during the Large Development Review Process, including a Community Information Meeting
- No additional public comment
- Planning Board held a hearing on this item on 5/1/2024
- The board voted unanimously to recommend approval

Presentation Agenda

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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 2040*
- *Blueprint Denver (2019)*
- *East Area Plan (2020)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

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Comprehensive Plan 2040

Comprehensive Plan 2040

- *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).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*



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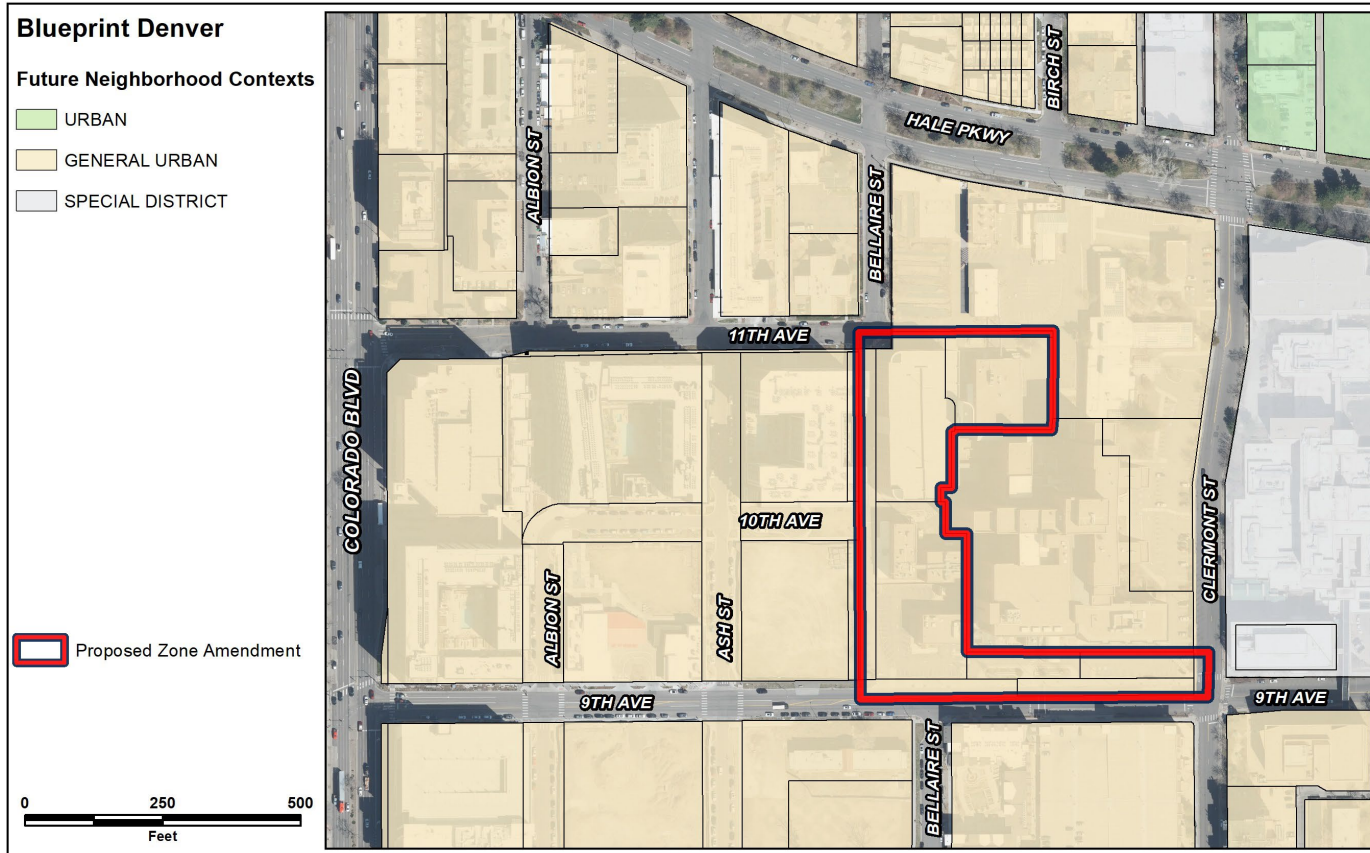
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

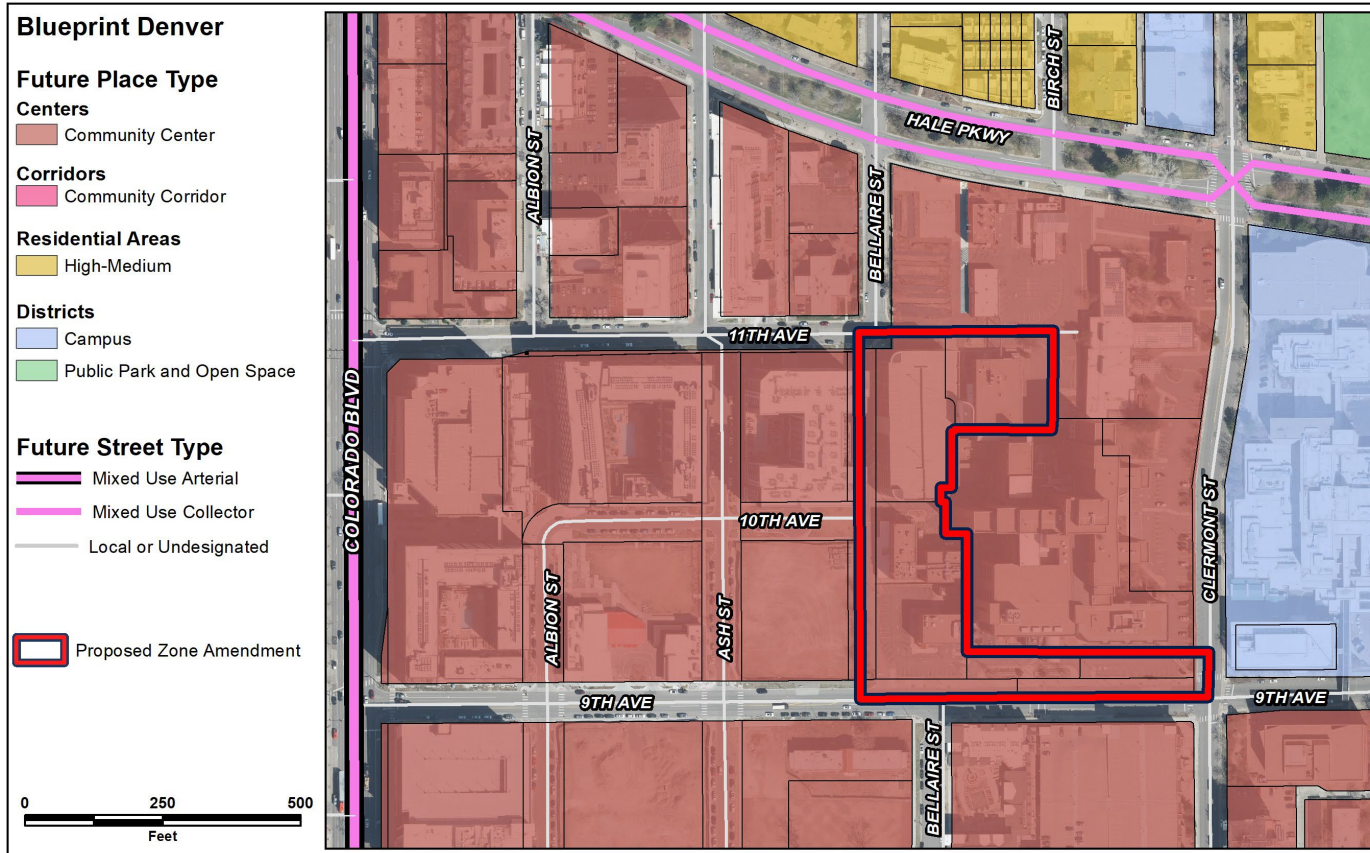
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **General Urban**
 - Low to mid-scale multi-unit buildings with some single and two-unit residential, commercial and embedded mixed-use
 - C-MX-12 zone district would allow a mid-scale multi-unit residential building with ground floor commercial uses

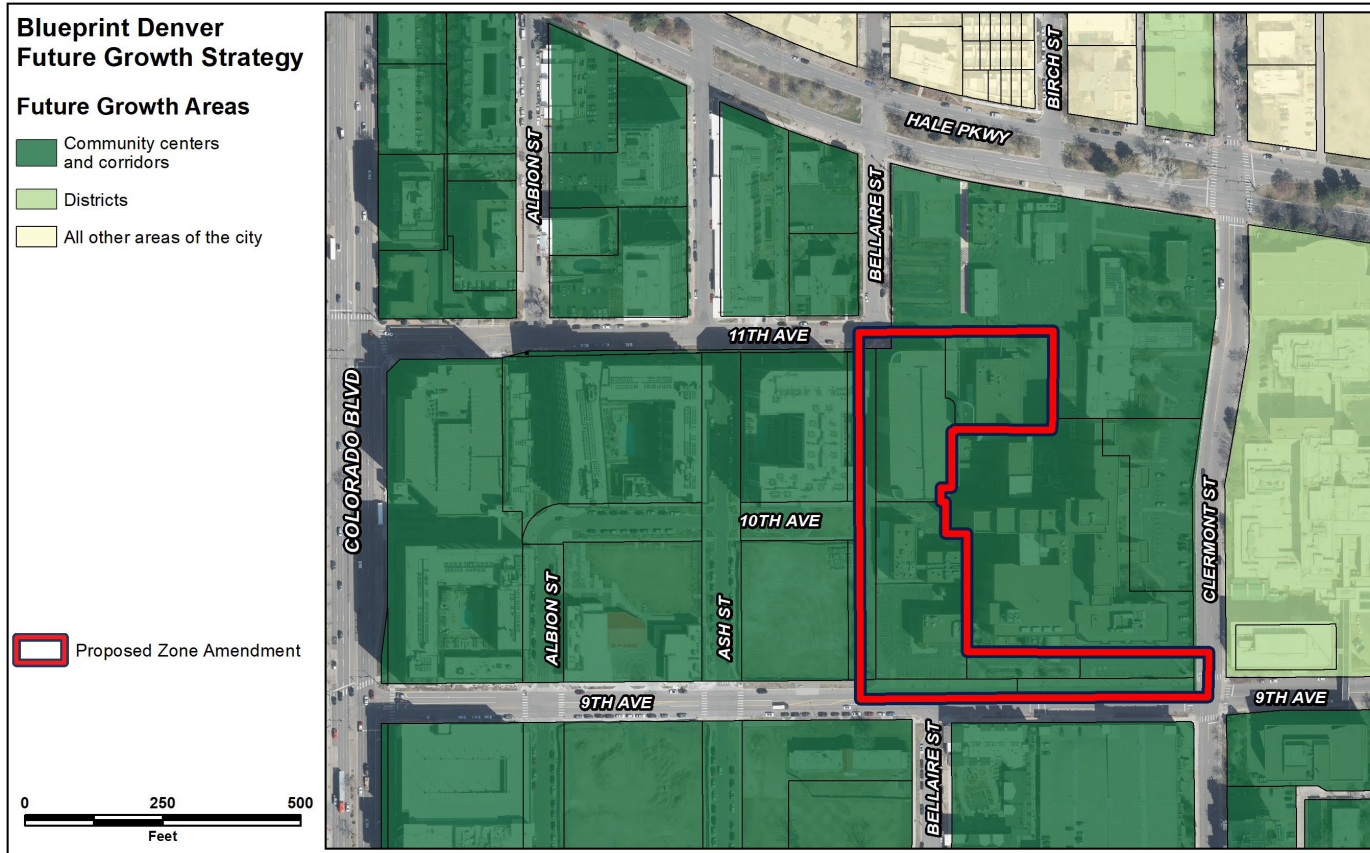
Blueprint Denver 2019



- **Community Center**
 - Mix of office, commercial and residential uses where “buildings are larger in scale than local centers and orient to the street or other public places
 - C-MX-12 zone district provides for a mix of uses and stringent building form standards that create an active street level presence

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.

Blueprint Denver 2019



- **Community Center and Corridors**
 - Anticipated to see around 50% of new housing growth and 20% of new employment growth by 2040
 - C-MX-12 will focus an appropriate intensity of mixed-use growth to a Community Center

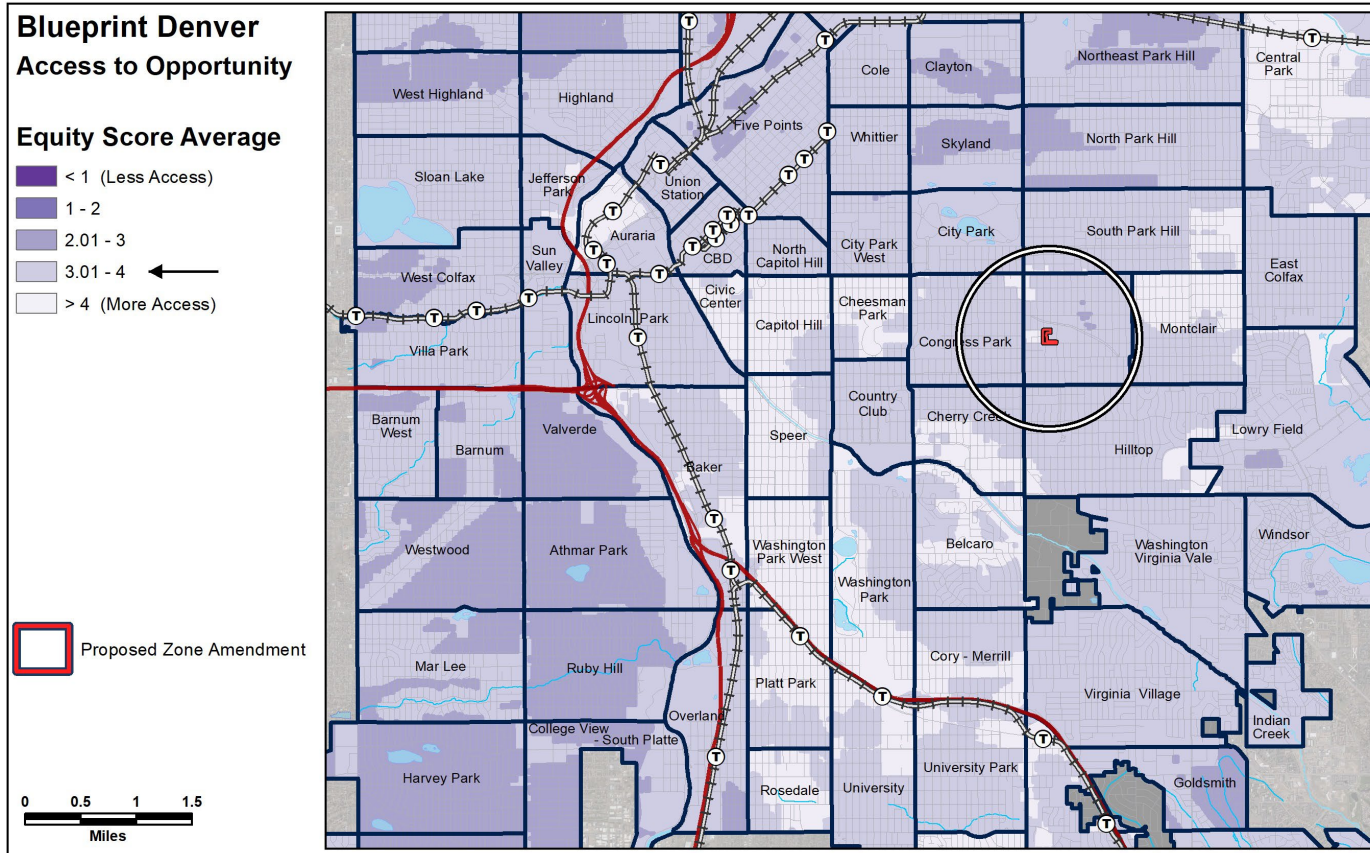
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.

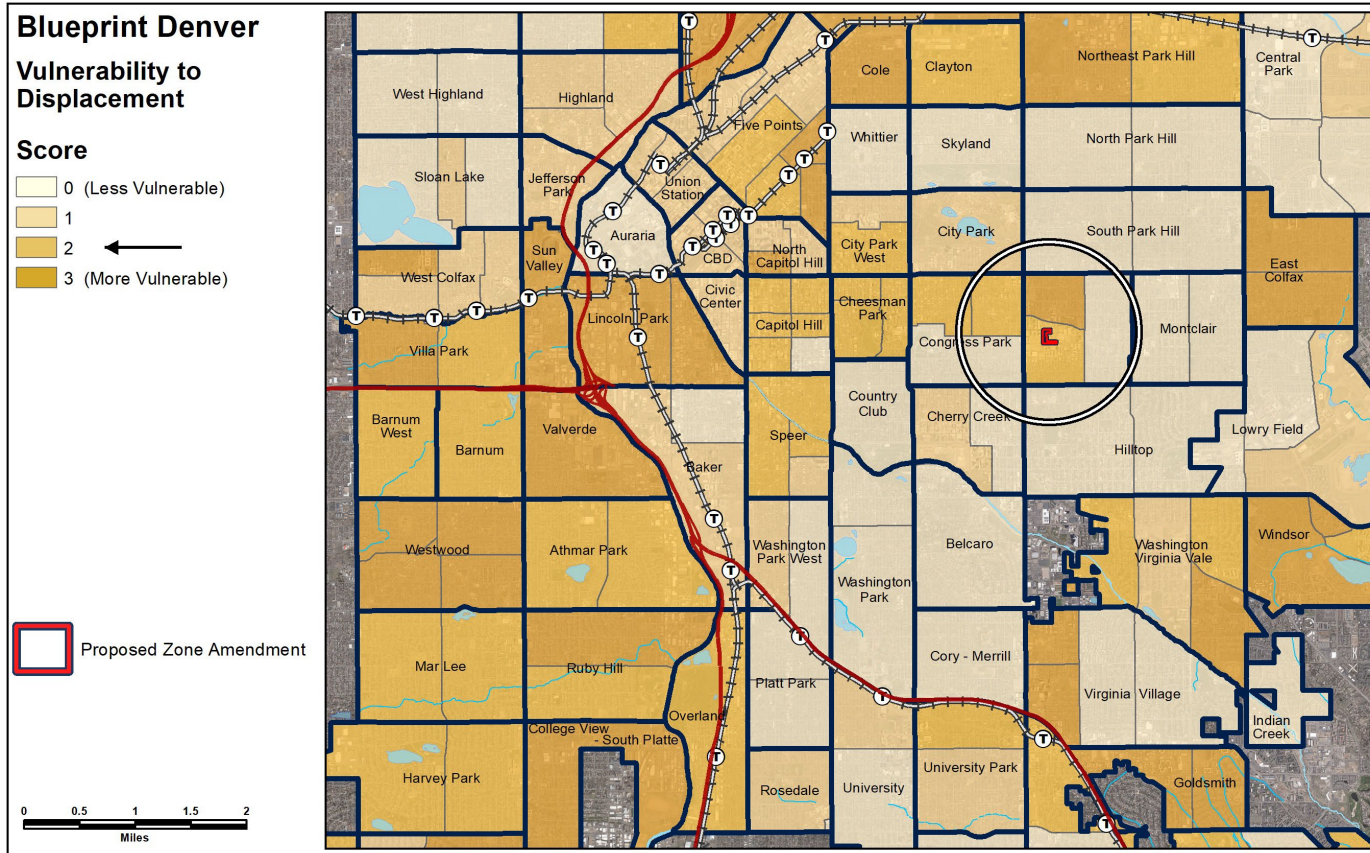


Blueprint Denver – Equity Analysis



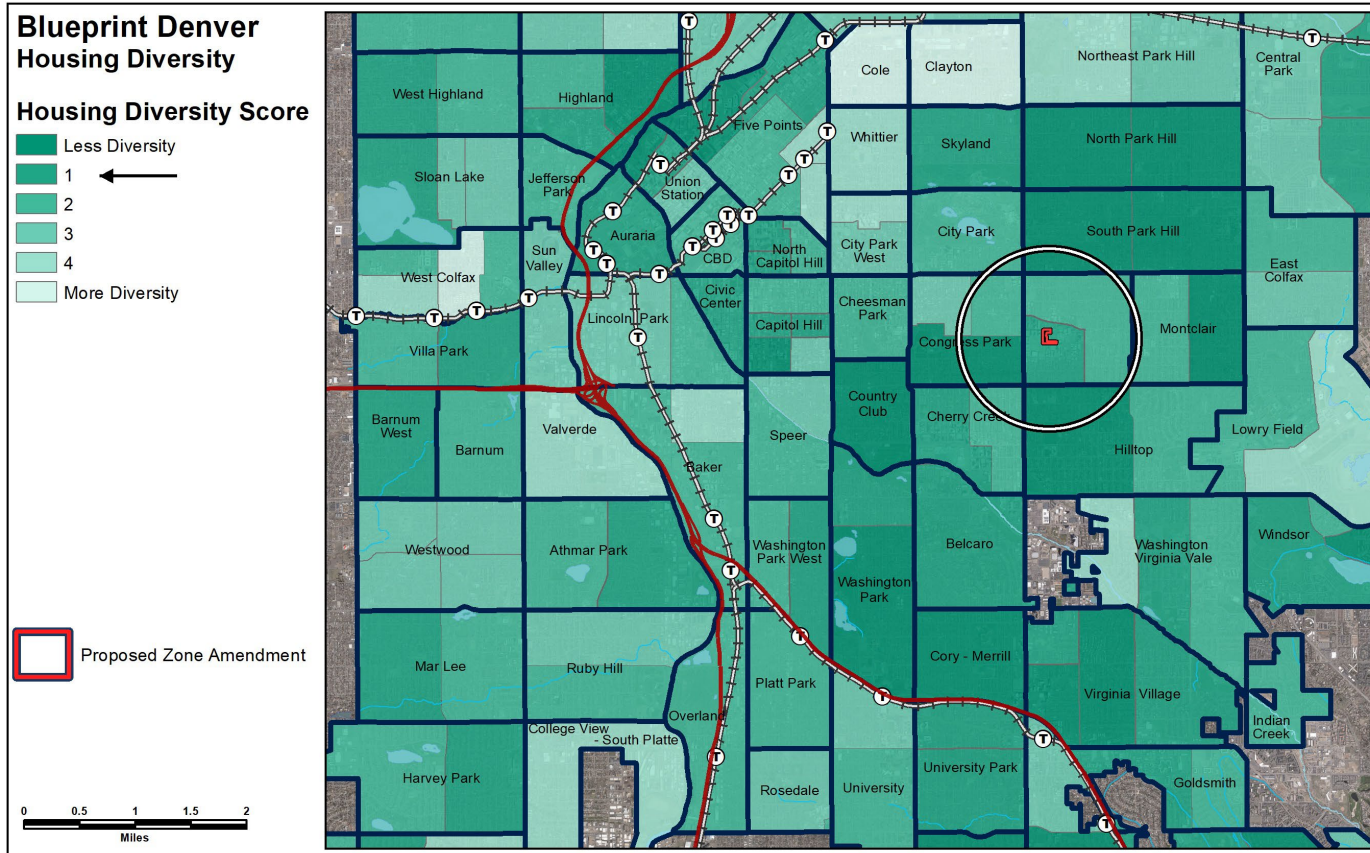
- **Relatively High Access to Opportunity**
 - Moderate score when it comes to access to centers and corridors, including a score of zero for access to transit
 - C-MX-12 will enable a greater mix of residential, retail, commercial, and pedestrian-oriented uses within close proximity to transit
 - Colorado Boulevard BRT

Blueprint Denver – Equity Analysis



- **Moderate Vulnerability to Displacement**
 - Low educational attainment
 - Commitment to providing on-site programming related to employment and training opportunities
 - Provision of income-restricted housing

Blueprint Denver – Equity Analysis



- **Below-Average Housing Diversity**
 - C-MX-12 will increase the diversity of housing options in the area
 - Applicant has also committed to providing a variety of bedroom counts and sizes

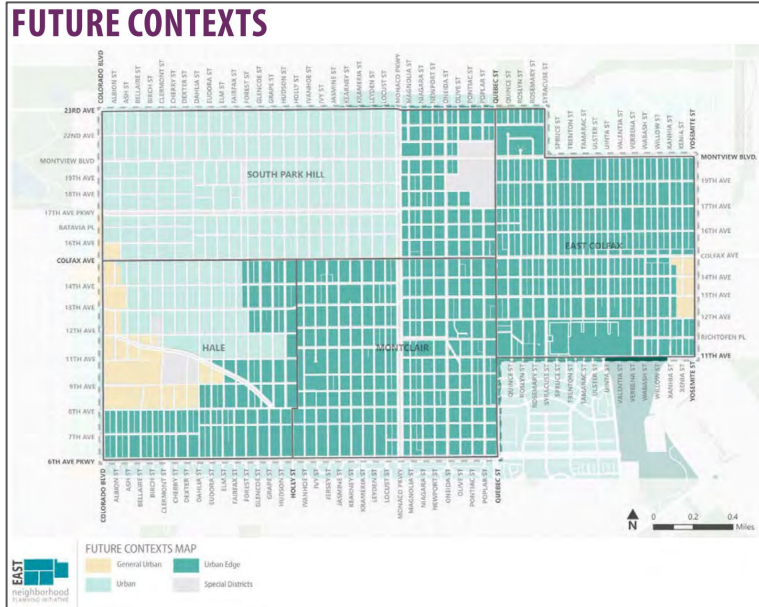
Blueprint Denver – Additional Recommendations

- Redevelopment of institutional sites
 - Land Use and Built Form: General Policy 6, Strategy B
 - Land Use and Built Form: General Policy 6, Strategy C

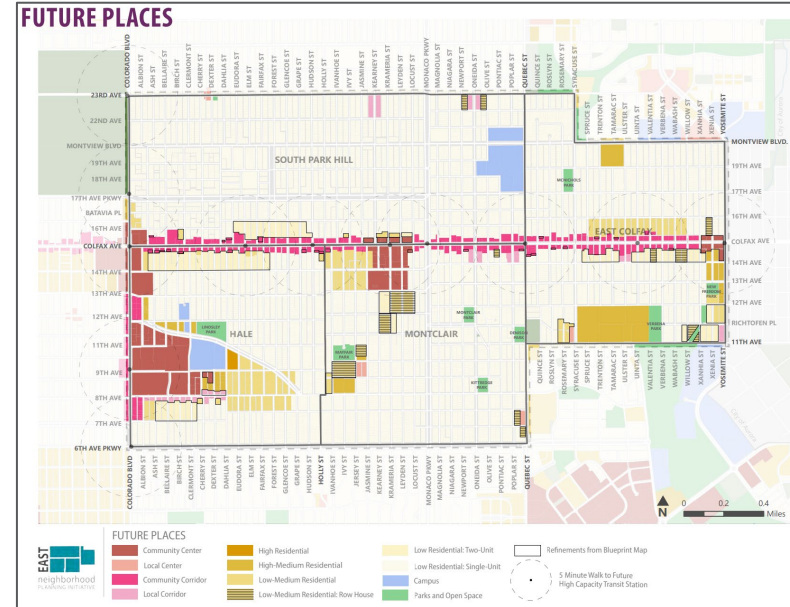
East Area Plan – General Recommendations

- Veteran’s Administration and Hale Neighborhood
 - Ensure compatible development on institutional sites within neighborhoods
 - Create new affordable housing with access to transit and amenities
 - Create new community open space, parks and recreation facilities

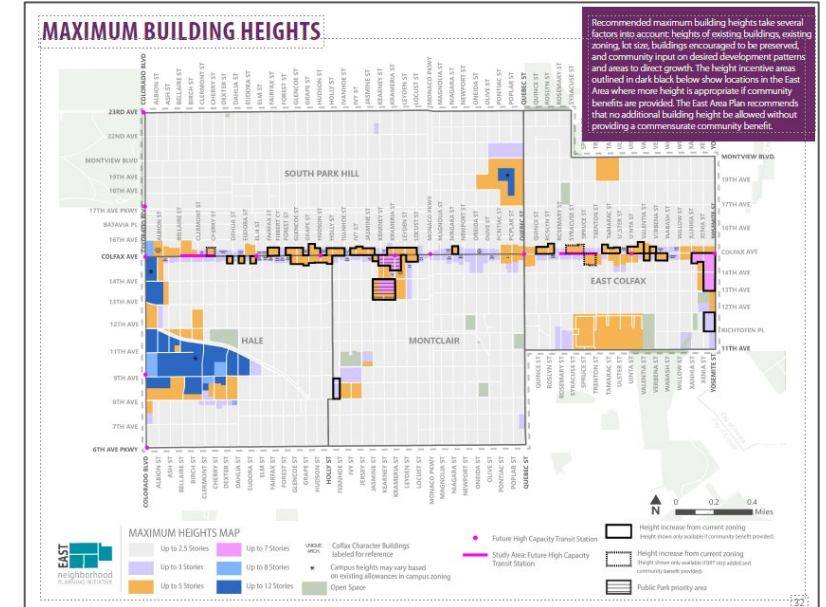
East Area Plan – General Recommendations



General Urban



Community Center



12 story maximum height

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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Denver Zoning Code Review Criteria

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3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area, or in the city generally
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

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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