



DENVER
THE MILE HIGH CITY

301 South Cherokee

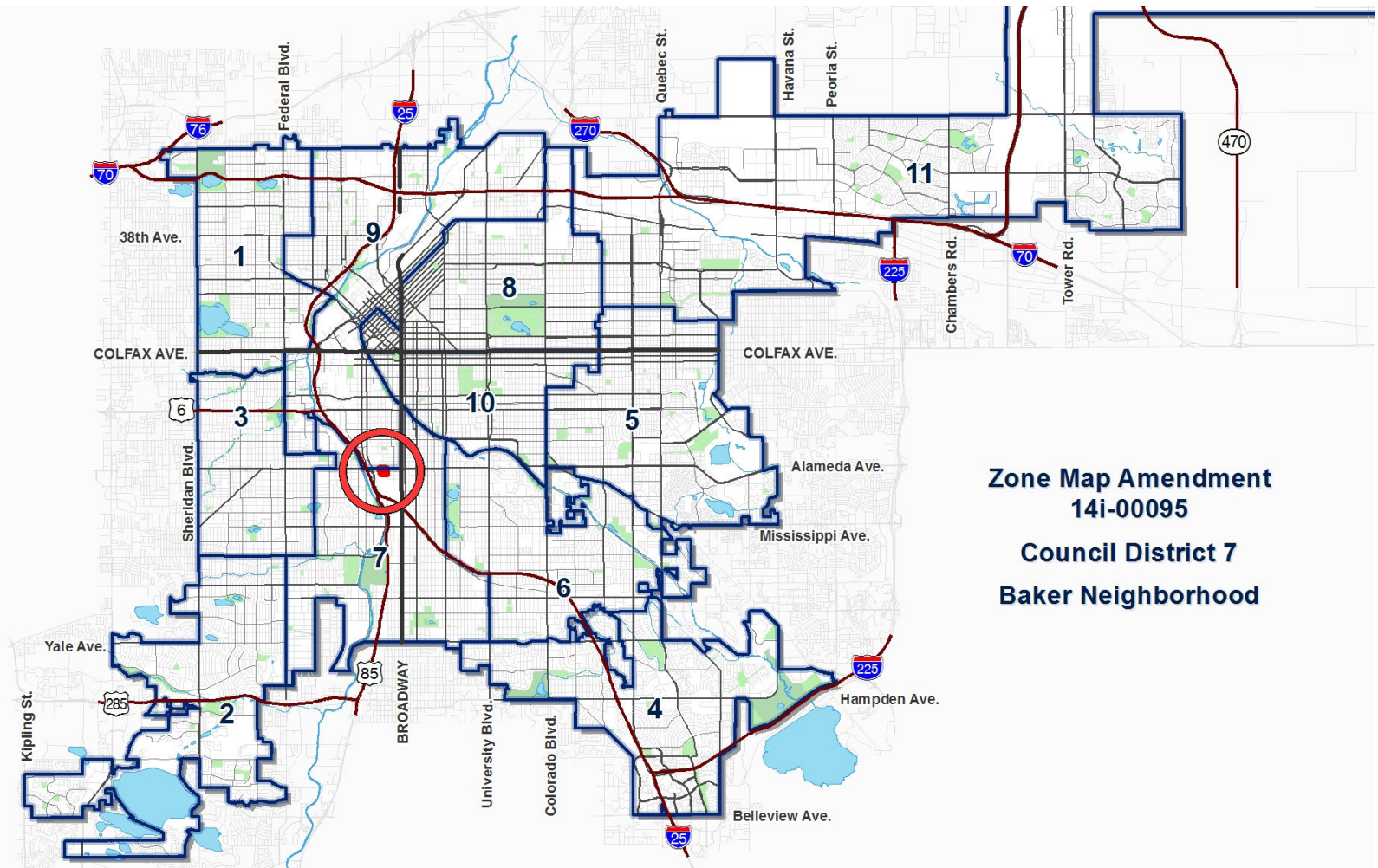
I-B/UO-2 & C-MX-16/UO-2 to
PUD/UO-2

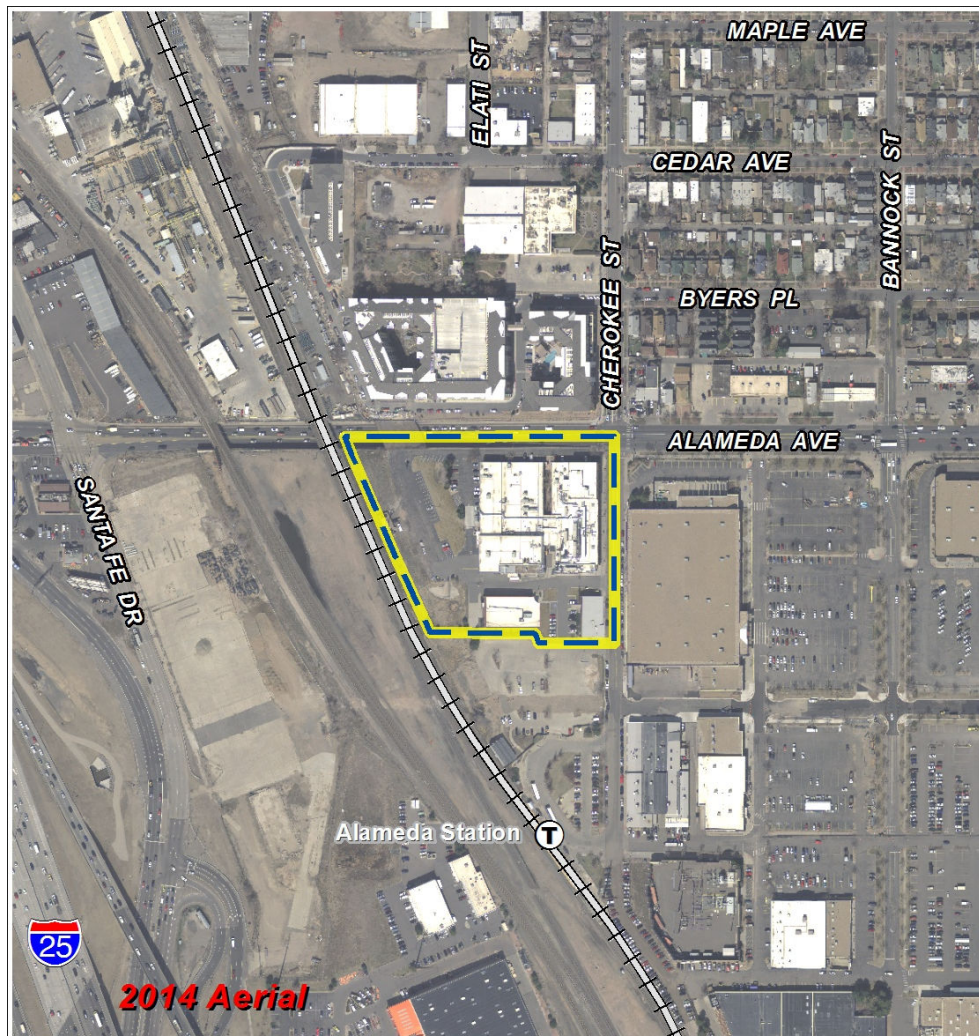
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Location



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THE MILE HIGH CITY



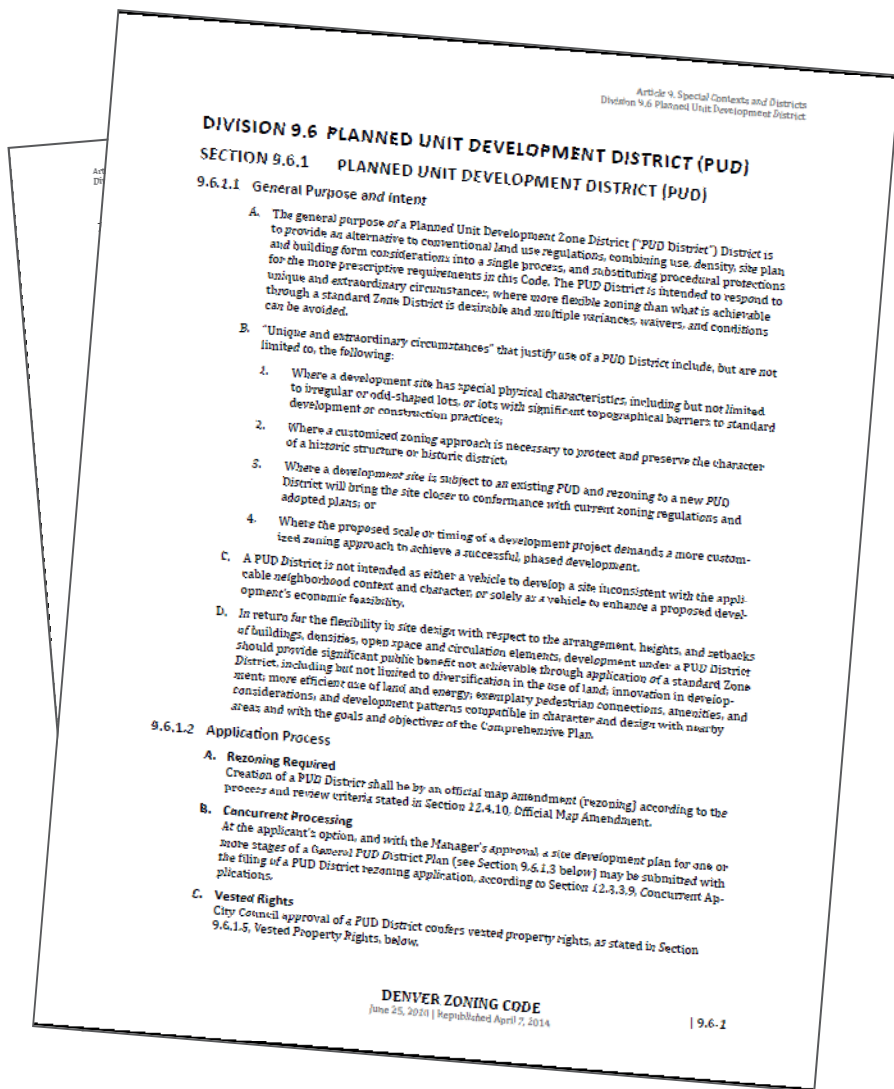


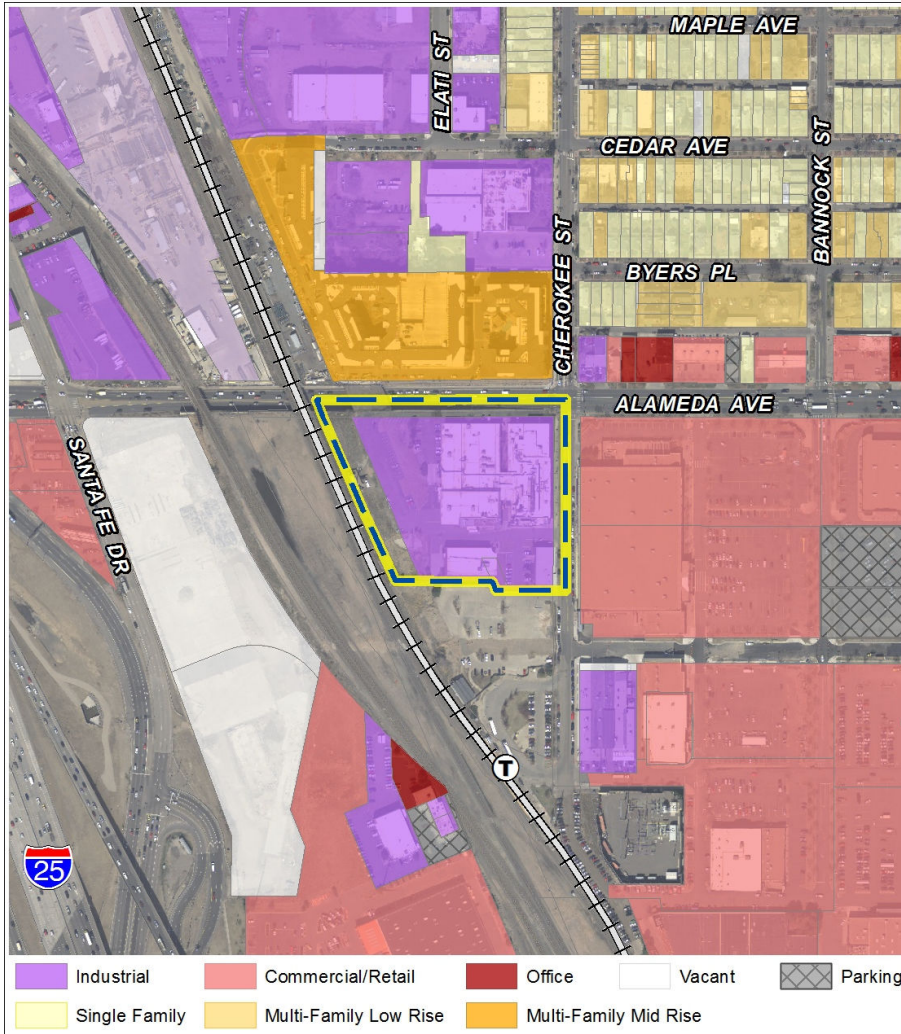
- Baker Neighborhood
- At Alameda & Cherokee
- Adjacent to Alameda Station
- 2 blocks west of Broadway
- 2 blocks east of I-25 and the Platte River



- Property:
 - 19,139 SF, .439 acres
 - Existing General Manufacturing Use
- Councilman Nevitt:
 - Requesting rezoning to restore use to conformity & allow for expansion
- Rezone from I-B/UO-2 & C-MX-16/UO-2 to PUD/UO-2

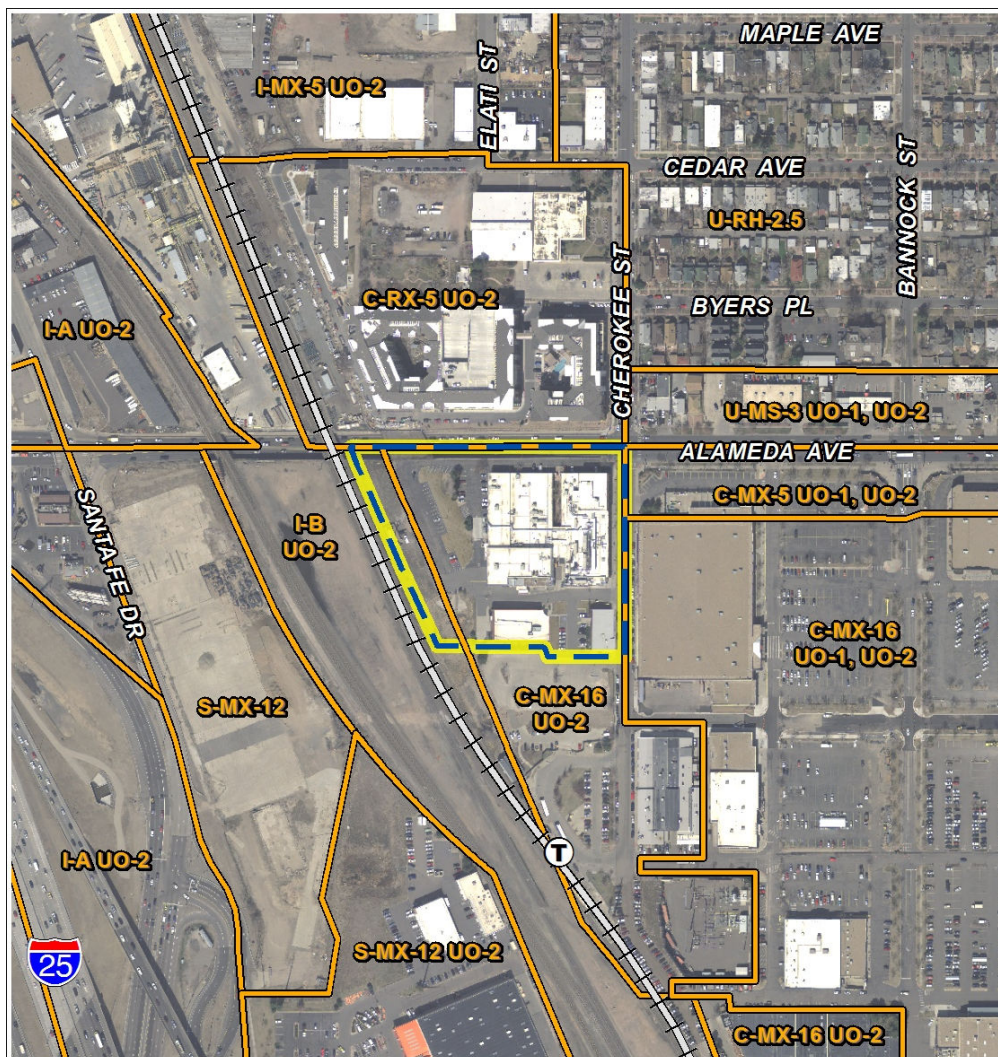
- Base Zone District – C-MX-16
- PUD Changes
 - Adds the “Manufacturing, Fabrication and Assembly-General” land use;
 - Alters the build-to standards on Alameda Avenue for non-residential land uses facing Alameda Avenue from 0-15 feet to 0-20 feet; and
 - Allows 20 feet for the continuation of existing surface parking between the structure and West Alameda Avenue





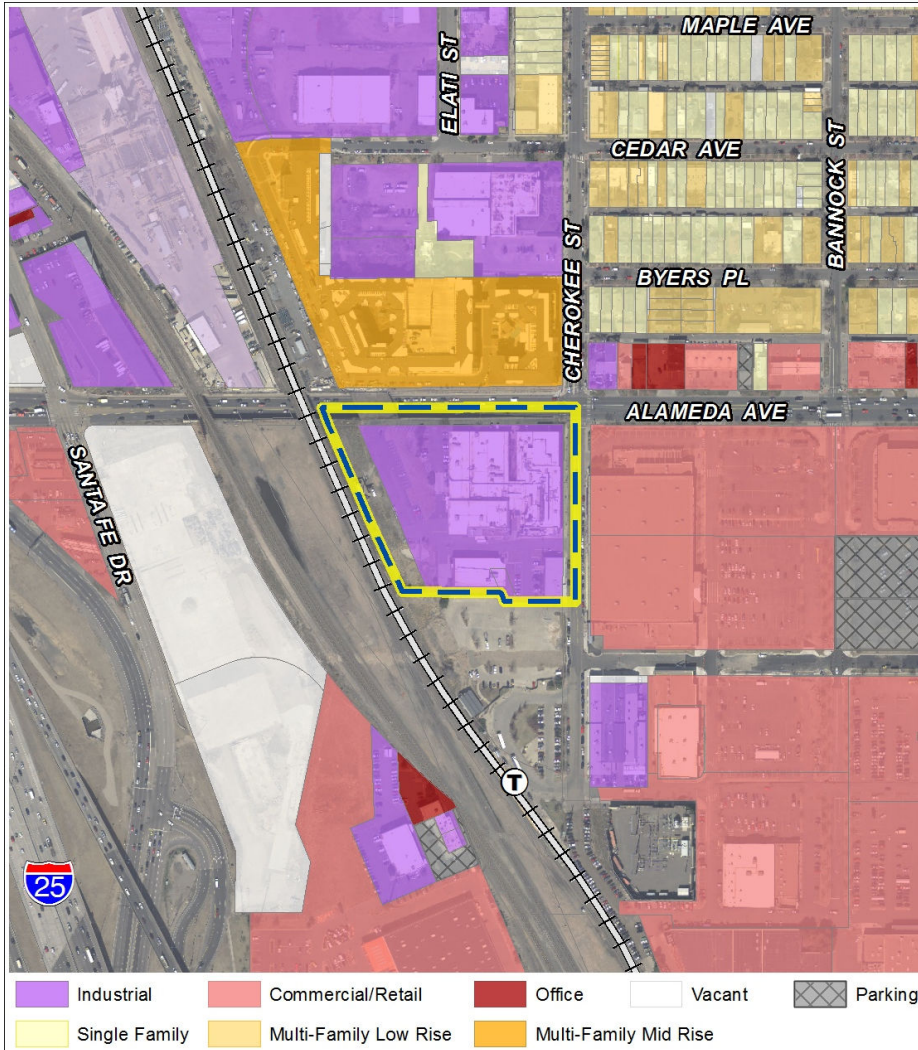
- Current Zoning – C-MX-16/UO-2
- Denver Design District GDP
- Washington Park View Plane
- Land Use - Industrial
- 4 Existing 1 & 2-story Structures

Existing Context – Zoning



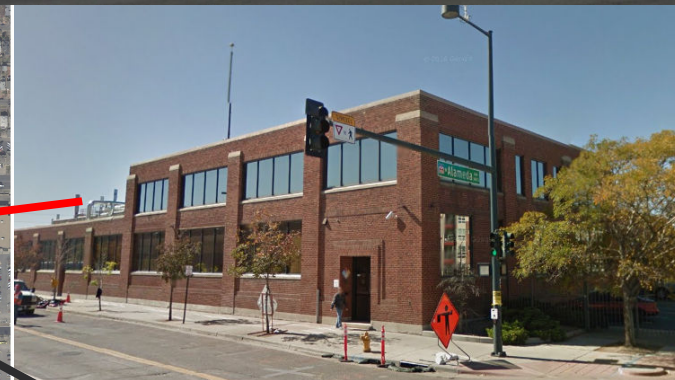
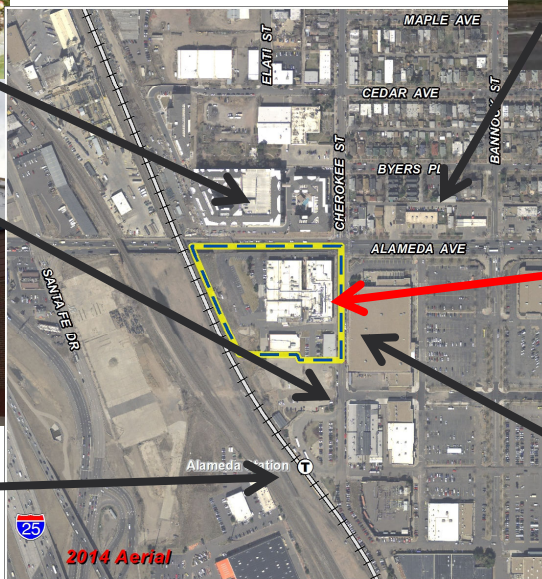
- Existing Zoning - C-MX-16/UO-2 (Billboards)
- Surrounding Zoning
 - East – C-MX-5 & 16, U-MS-3/UO-1/UO-2, U-RH-2.5
 - West – I-B/UO-2, S-MX-12
 - North – C-RX-5/UO-2
 - South – C-MX-16/UO-2

Existing Context – Land Use



- Industrial Land Use
- Adjacent to Alameda Station, Retail and Multi-unit Residential
- TOD Multi-family residential with small ground story retail under construction adjacent to site to the south

Existing Context – Building Form/Scale



- Planning Board – May 6, 2015
- NAP Committee – May 20, 2015
- City Council – June 29, 2015
- Public Outreach
 - RNOs
 - Baker Historic Neighborhood Association; Santa Fe Drive Redevelopment Corporation; Inter-Neighborhood Cooperation; Denver Urban Resident Association; Denver Neighborhood Assoc.
 - Notification signs posted on property
- No Public Comments 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
6. Additional PUD Review Criteria

Denver Zoning Code Review Criteria

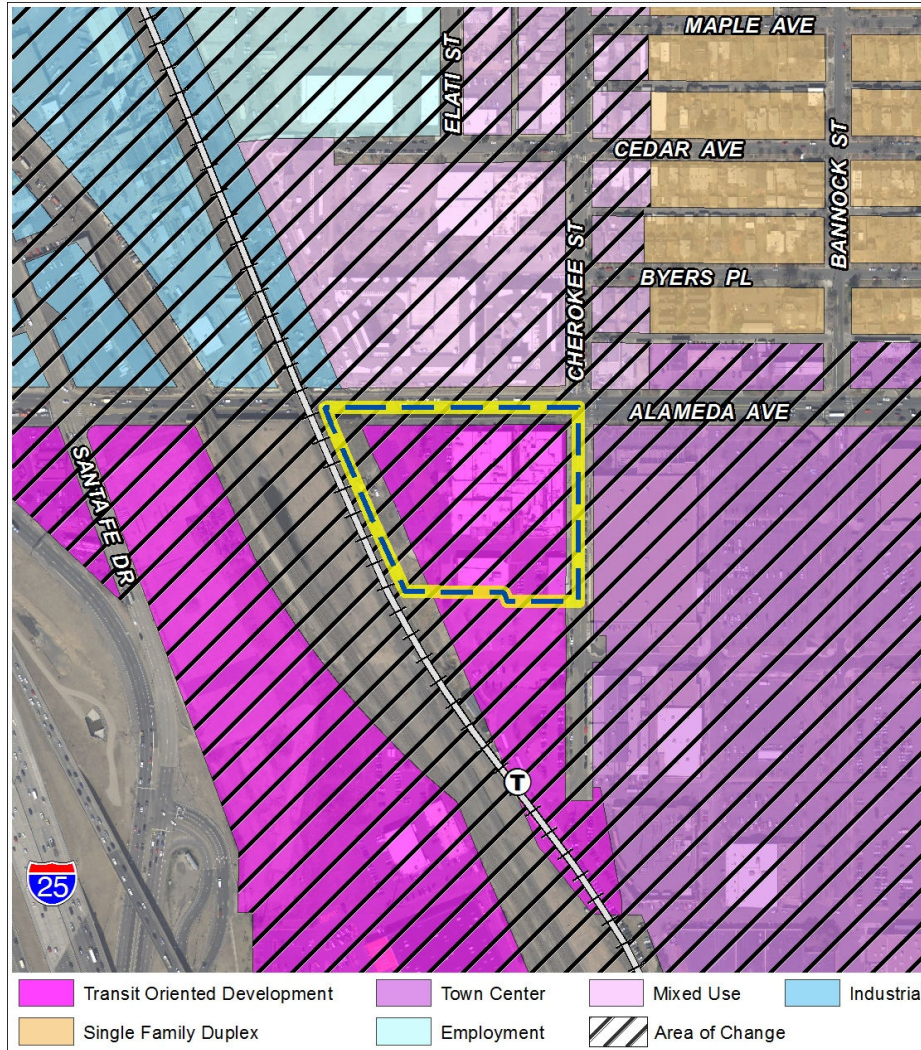
1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
 - Baker Neighborhood Plan (2002)
 - Alameda Station Area Plan (2009)
 - Denver Design District General Development Plan (2009)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
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Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – **Conserve land by promoting infill development** with Denver at sites where services and infrastructure are already in place; **designing mixed use communities** and reducing sprawl **so that residents can live, work and play within their own neighborhoods** (p. 39).
- 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).
- Mobility Strategy 4-E – **Continue to promote mixed-use development**, which enables people to live near work, retail and services (p. 78).
- Economic Activity Strategy 3-B - **Support retention and expansion of businesses** in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government (p. 133).

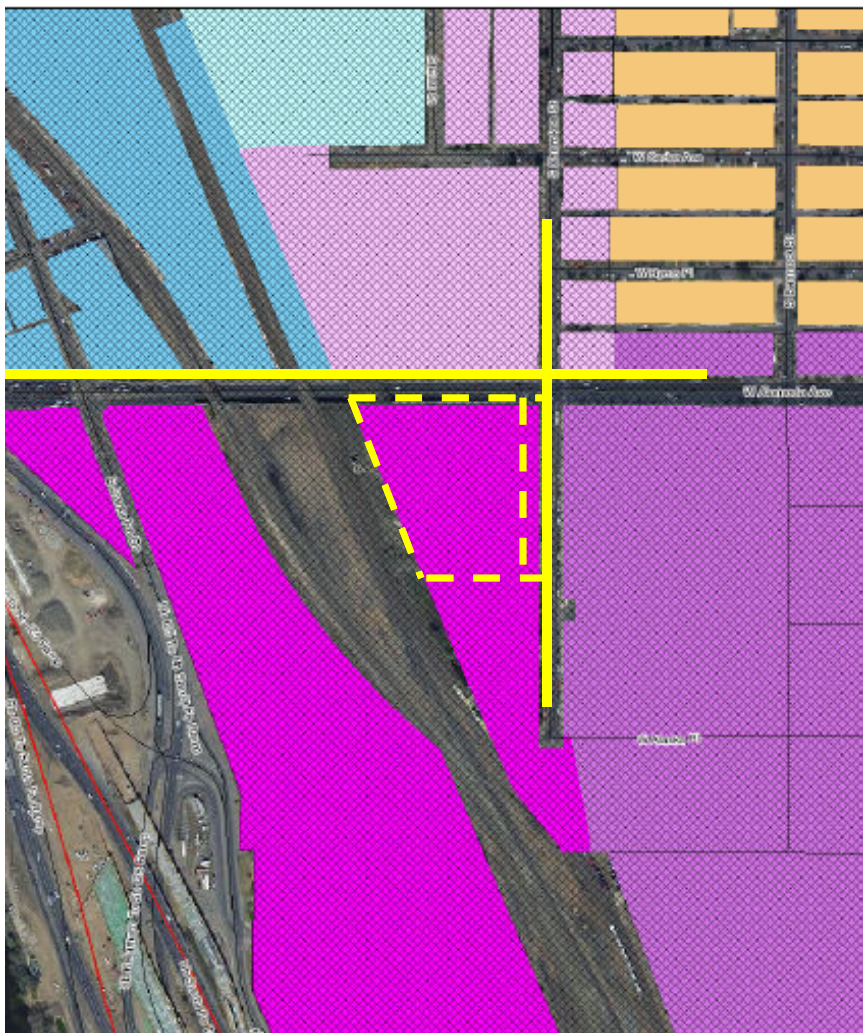
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Transit Oriented Development
 - Mid- to High-density
 - Balanced Mix of Land Uses
 - Multi-modal Connectivity
- Area of Change

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - Cherokee Street – Undesignated Local
 - Alameda Avenue – Mixed Use Arterial

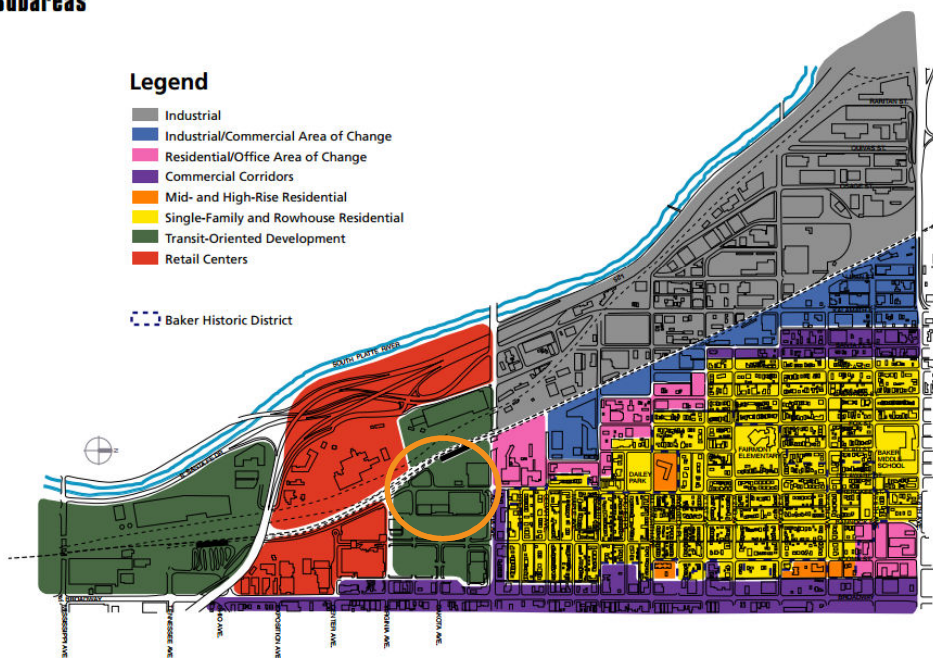
Review Criteria: Consistency with Adopted Plans

Subareas

Legend

- Industrial
- Industrial/Commercial Area of Change
- Residential/Office Area of Change
- Commercial Corridors
- Mid- and High-Rise Residential
- Single-Family and Rowhouse Residential
- Transit-Oriented Development
- Retail Centers

■ Baker Historic District



Baker Neighborhood Plan (2003)

- TOD Subarea:
 - Redevelop with high-density housing, mixture of neighborhood and destination retail, office and employment center

Review Criteria: Consistency with Adopted Plans

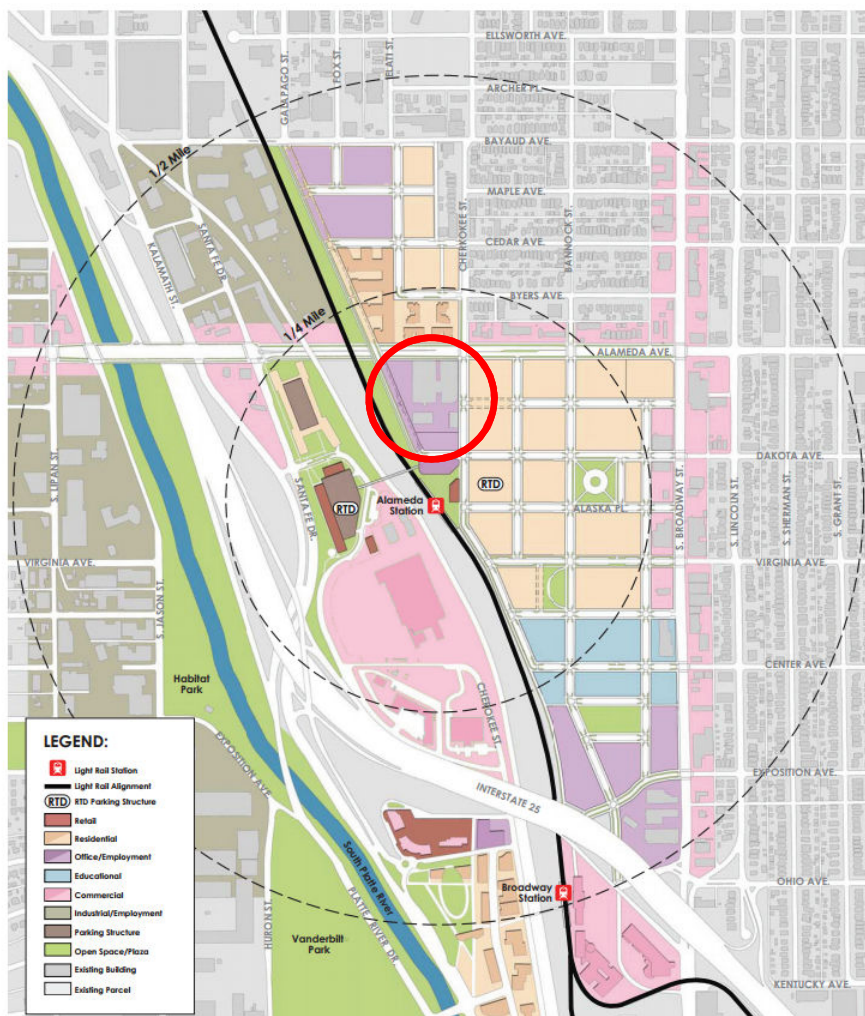
Baker Neighborhood Plan (2003)

- Land Use: “**Create and maintain an *appropriate balance of land uses that preserves the stability of the residential, business and industrial sectors***, while allowing for flexibility over time” (p. 24)..
- Land Use: “**Protect the industrial character of the western neighborhood**, the residential character of the central neighborhood and the commercial perimeter with blended transitions between subareas. *Use regulatory and infrastructure resources to accommodate the changes*” (p. 25).
- Urban Form: “**Continue Denver’s physical character, including mixed-use development**, parks and parkways, tree-lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space and *transit*” (p.26).
- Urban Form: “**Create spatial definition of the street** with buildings and landscaping *to promote pedestrian activity and a comprehensive urban framework*” (p. 26).

Review Criteria: Consistency with Adopted Plans

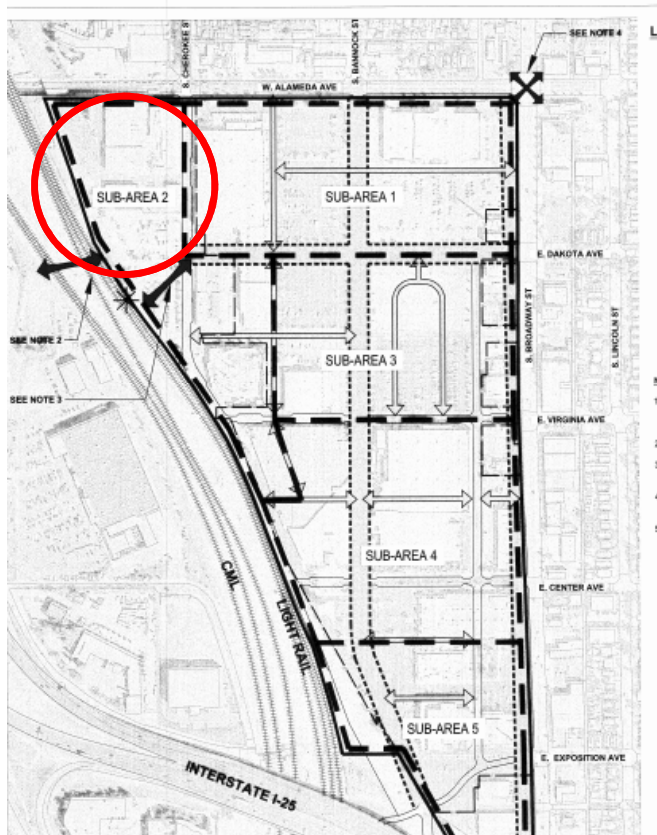
Alameda Station Area Plan (2009)

- Establish area as employment center with a diversity of business types
- Place, homes, *jobs*, shopping, entertainment, parks and other amenities close to the station
- *Active edge locations should be along important streets within the station area and surrounding open spaces – Alameda, Cherokee”*



Picture 3.1 Land Use Concept

Consistency with Adopted Plans Denver Design District GDP



SUB-AREA	APPROX. GROSS AREA (SF)	APPROX. AGGREGATED OPEN SPACE AREA (SF)	PROPOSED RANGE OF LAND USES (SF)				TOTAL	RES. UNITS (ESTIMATE)
			RETAIL/ SERVICE/ OFFICE/ HOTEL	RESIDENTIAL *	EDUCATIONAL **	EXISTING INDUSTRIAL ***		
1	810,500	38,500	655,710 -	2,005,610 -	--	--	2,661,320 -	1,251 -
			742,465	2,293,067			3,035,532	1,431
2	646,300	2,500	886,697 -	341,064 -	--	<u>89,000</u>	1,316,761 -	213 -
			1,107,095	355,275			1,462,370	222
3	625,100	87,000	214,500 -	1,052,849 -	--	--	1,267,349 -	654 -
			280,620	1,436,863			1,717,483	894
4	840,700	62,400	543,873 -	1,108,842 -	152,748 -	--	1,805,463	690 -
			556,053	1,777,781	203,664		2,537,498	1,108
5	569,970	58,800	885,688 -	0 -	--	--	885,688	0 -
			1,113,469	150,000			1,263,469	100
TOTAL	3,492,570	249,200	3,186,468 -	4,508,365 -	152,748 -	89,000	7,936,581 -	2,808 -
			3,799,702	6,012,986	203,664		10,016,352	3,755

Sub-Area 2: Station Area - This mixed-use node will capitalize on the proximity to the Alameda light rail station through high-intensity office space, residential uses, and street-level retail that will serve public transit riders. Development is intended to concentrate around the station and the nearby Mercado, activating the station area and providing retail and commercial amenities for transit riders. RTD bus routes will provide transfer to the Alameda light rail station within Sub-area 2. This district also contains essential pedestrian and bicycle connections - from Dakota Avenue to the Alameda Station, as well as to the proposed new bike trail that will run parallel to the light rail tracks. Enhancing these pedestrian links is critical to the success of this district.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Baker Neighborhood Plan, Alameda Station Area Plan, Denver Design District GDP
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
6. Additional PUD Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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”, (DZC Section 12.4.10.8.A.4,)
 - CPD finds this criteria is met because the proposed rezoning accommodates both the change of the area to a transit-oriented mixed use area and the area planning direction to allow for the continuance of the existing industrial land use.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
6. Additional PUD review criteria.

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6. Additional PUD Review Criteria



PUD Review Criteria

- Consistency with PUD zone district intent and purpose
- Compliance with Division 9.6 standards and criteria
- Development is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions
- Permitted uses are compatible with adjacent existing land uses
- Permitted building forms are compatible with adjacent existing building forms, or are made compatible through appropriate transitions



PUD Review Criteria

- The subject property is unique both in terms of the location, topography and the structure itself.
- The General PUD complies with all standards and criteria stated in Division 9.6.
- The PUD is proposed to accommodate both future developments as the area transitions to transit-oriented development and maintaining the existing land use consistent with adopted plans.
- The PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property
- The PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

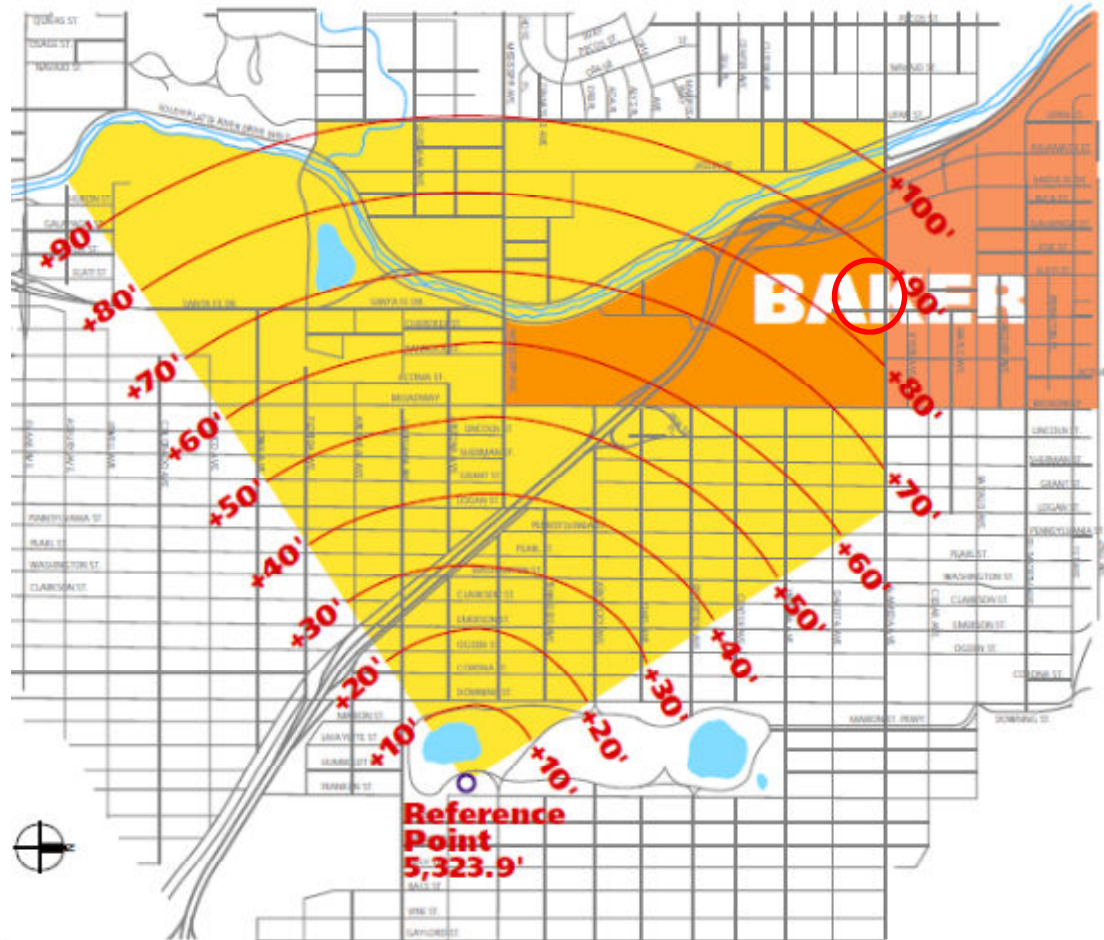
CPD recommends **approval**, based on finding all review criteria have been met

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Washington Park View Plane



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