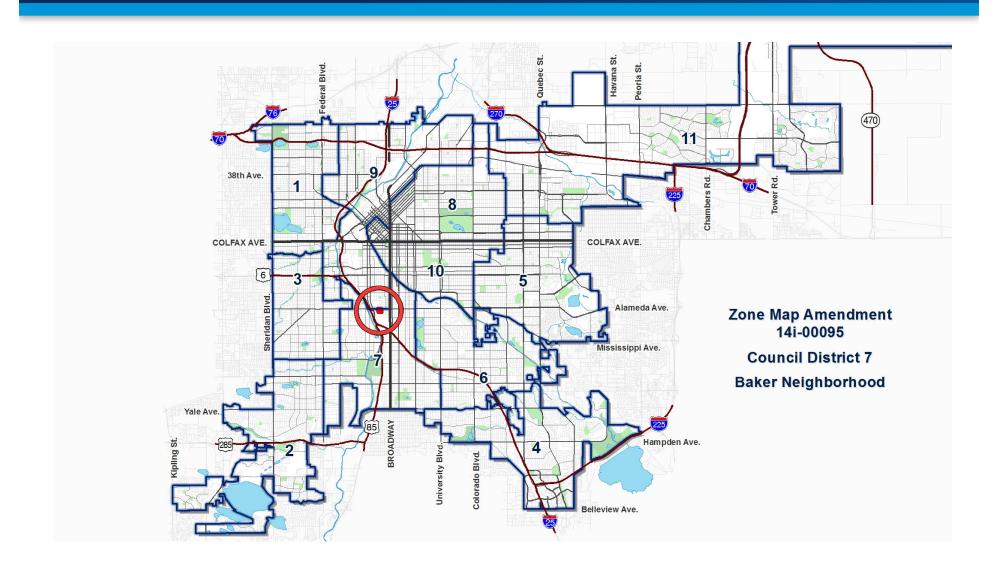


301 South Cherokee

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

Location







Location



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



Request



- 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



Terms of PUD

- 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

POR CITY SERVICES VICTOR STATE Alameda Avenue DenverGov.org 311



Request: PUD/UO-2

Base Urban Center Neighborhood Context - Mixed Use - 16 stories max. ht.

Article 9. Special Contexts and Districts a 9.6 Planned Unit Development District

9.6.1

DIVISION 9.6 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

SECTION 9.6.1 PLANNED UNIT DEVELOPMENT DISTRICT (PUD) 9.6.2.1 General Purpose and Intent

- A. The general purpose of a Planned Unit Development Zone District ("PUD District") District is The general purpose or a rianned unit neveropinent come instruct [You Unstruct] instruct 15 to provide an alternative to conventional land use regulations, combining use, density, size plan to provide an atternative to conventional land use regulations, comparing use, density, see plan and building form considerations into a single process, and substituting procedural protections and outling form consucrations into a single process, and sansitiving procedural professions for the more prescriptive requirements in this Code. The PUD District is intended to respond to on the more productive requirements in this cone; the row ordinary interiors to respond to infinite and extraordinary circumstances; where more flexible coning than what is achievable unique and extrauromery circumovances, where more menone adming than work to extinct and through a standard Zone District is desirable and moltiple variances, waivers, and conditions
- B. "Unique and earraordinary circumstances" that justify use of a PUO District include, but are not
 - Where a development site has apecial physical characteristics, including but not limited to bregular or odd-shaped lots, or lots with significent topographical barriers to standard development or construction practices;
 - Where a customized zoning approach is necessary to protect and preserve the character
 - Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current coning regulations and
- Where the proposed scale or timing of a development project demands z more customized zuning approach to achieve a tuccessful, phased development.
- C. A PUD District is not intended as either a vehicle to develop a site inconsistent with the appli-A COMMISSION DUE INTERMEDIA STATES A VENUE TO METEROPIA NOR INCOMPAGNETA WHAT THE APPARENCE AND ASSESSMENT AND ASSESSMENT AND ASSESSMENT AND ASSESSMENT AS
- D. In return fur the flexibility in size design with respect to the arrangement, heights, and setbacks an team one the headening to site the age to that respect to the an entire image, and servants of buildings, densities, open space and circulation elements, development under a PUD district en unitaings, ucusives, upen space and circulation elements, development under a ruo viscinci spould provide significant public benefit not achievable through application of a standard Zone should provide significant pugne benefit not active value intrough application of a scannard con-District, including but not limited to diversification in the use of land; innovation in develop-District, including out not manage to oversitioning in the use of land; innovation in neverop-ment, more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan

9.6.1.2 Application Process

A. Rezoning Required

Nezoning Required

Creation of a PUD District shall be by an official map amendment (rezoning) according to the process and review criteria stated in Section 12.4.10, Official May Amendment. B. Concurrent Processing

At the applicant's option, and with the Manager's approval, a sice development plan for one or as the approximate operation and what the randages approximate a see the responsive point to with more stages of a Gancrol FUD District Plan (see Section 9.5.1.3 below) may be submitted with note stages of a updated four picture, from (see section 7-5-1.) delow) may be submitted with the filing of a PUD District rezoning application, according to Section 12-3, 3, 9, Concurrent Ap-

reason repus City Council approval of a PUD District confers vested property rights, as stated in Section 9.6.1.5, Vested Property Rights, below.

DENVER ZONING CODE

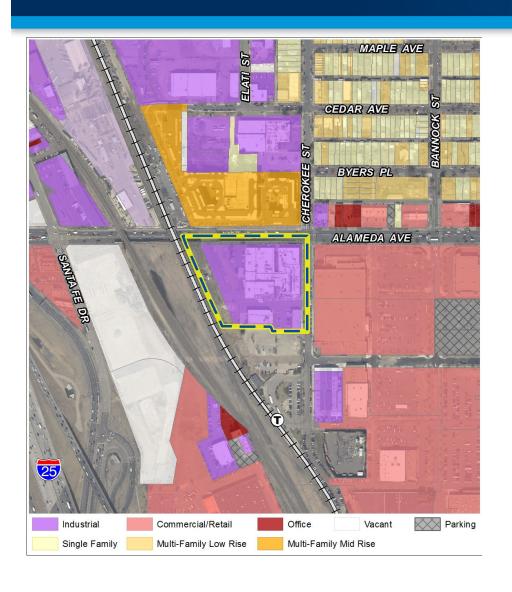








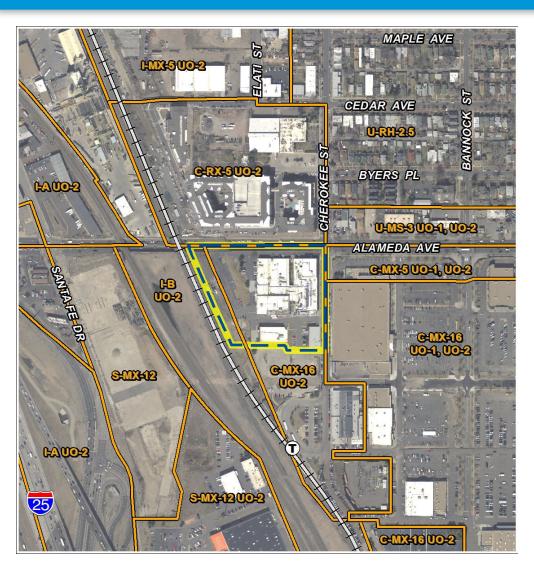
Existing Context



- 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



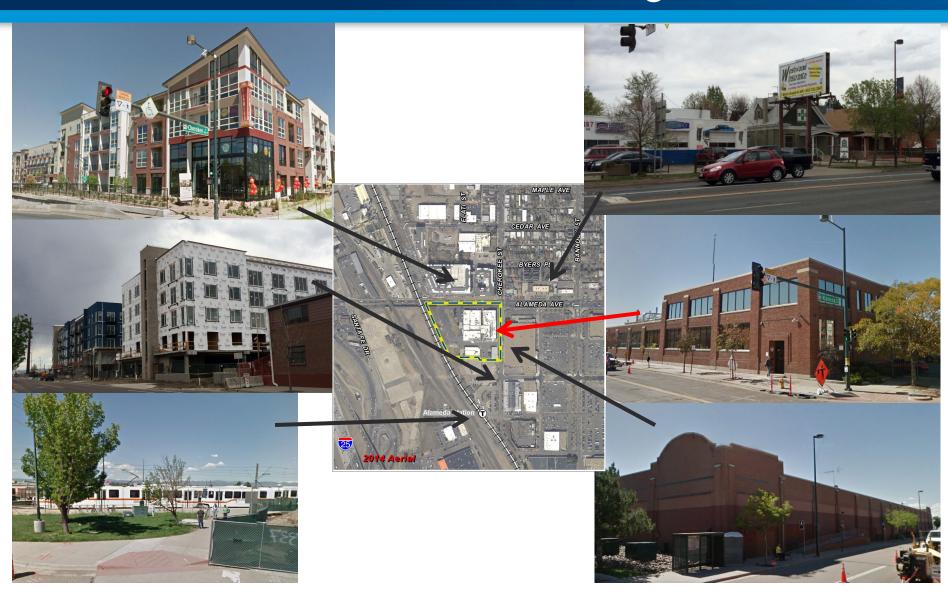
Existing Context – Land Use



- 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



- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare
- 4. Justifying Circumstances
- Consistency with Neighborhood Context, Zone District Purpose and Intent
- 6. Additional PUD Review Criteria



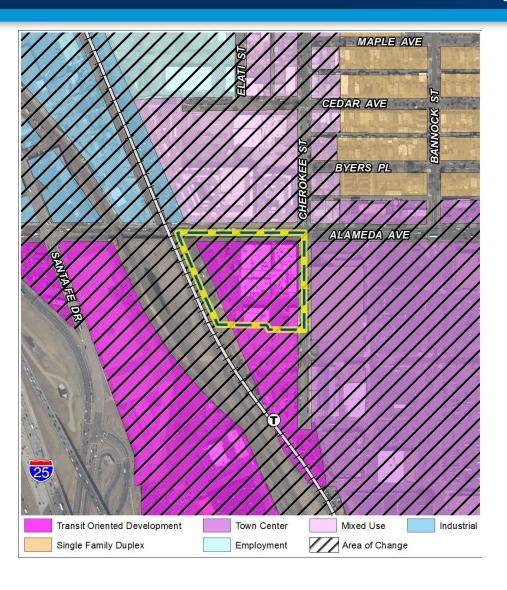
- 1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
 - Baker Neighborhood Plan (2002)
 - Alameda Station Area Plan (2009)
 - Denver Design District General Development Plan (2009)
- 2. Uniformity of District Regulations
- 3. Further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



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 DenverGov.org 1311 government (p. 133).

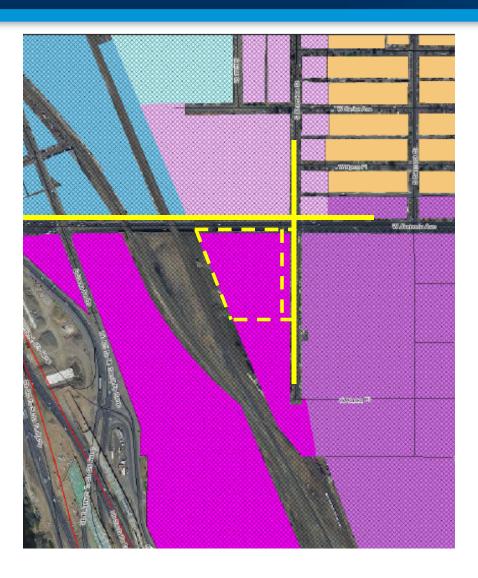




Blueprint Denver (2002)

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



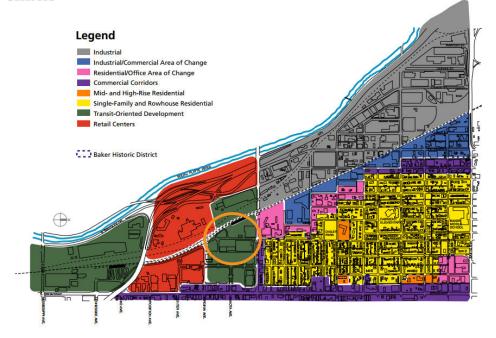


Blueprint Denver (2002)

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



Subareas



Baker Neighborhood Plan (2003)

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

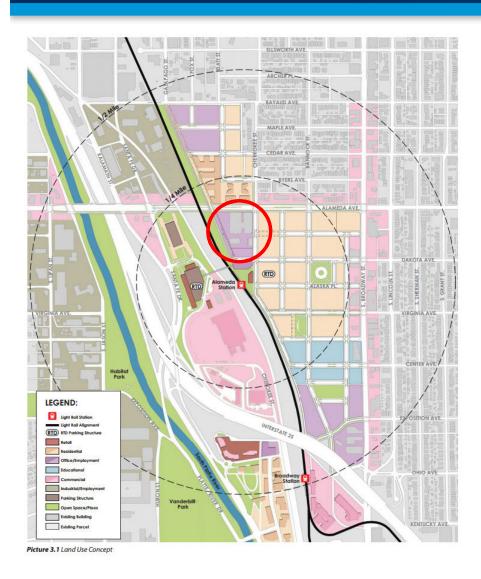
DenverGov.org 311



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).



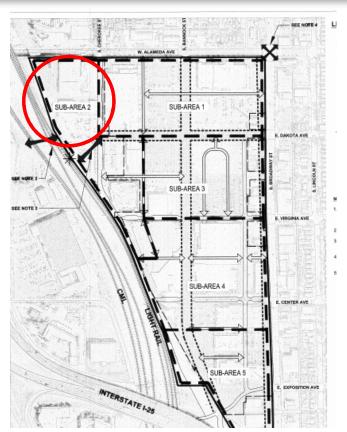


Alameda Station Area Plan (2009)

- 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"



Consistency with Adopted Plans Denver Design District GDP



LAND USE								
			PROPOSED RANGE OF LAND USES (SF)					
SUB- AREA	APPROX. GROSS AREA (SF)	APPROX. AGGREGATED OPEN SPACE AREA (SF)	RETAIL/ SERVICE/ OFFICE/ HOTEL	RESIDENTIAL *	EDUCATIONAL	EXISTING INDUSTRIAL	TOTAL	RES. UNITS (ESTIMATE)
	810,500	38,500	655,710 -	2,005,610 -		-	2,661,320 -	1,251 -
1			742,465	2,293,067			3,035,532	1,431
	646,300	2,500	886,697 -	341,064 -		89,000	1,316,761 -	213 -
2			1,107,095	355,275			1,462,370	222
	625,100	87,000	214,500 -	1,052,849 -			1,267,349 -	654 -
3			280,620	1,436,863			1,717,483	894
	840,700	62,400	543,873 -	1,108,842 -	152,748 -		1,805,463	690 -
4			556,053	1,777,781	203,664		2,537,498	1,108
	569,970	58,800	885,688 -	0 -	_		885,688	0 -
5			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.

1" = 200



- 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



- 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", (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.



- 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



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



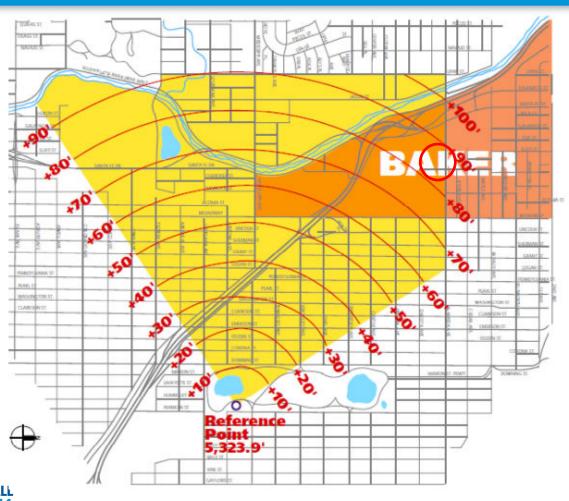
CPD Recommendation

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
- 6. Additional PUD Review Criteria



Washington Park View Plane



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