



DENVER
THE MILE HIGH CITY

Official Map Amendments

**#2015I-00041, rezoning
4245 N. Fox Street &
4143 - 4159 Fox St**

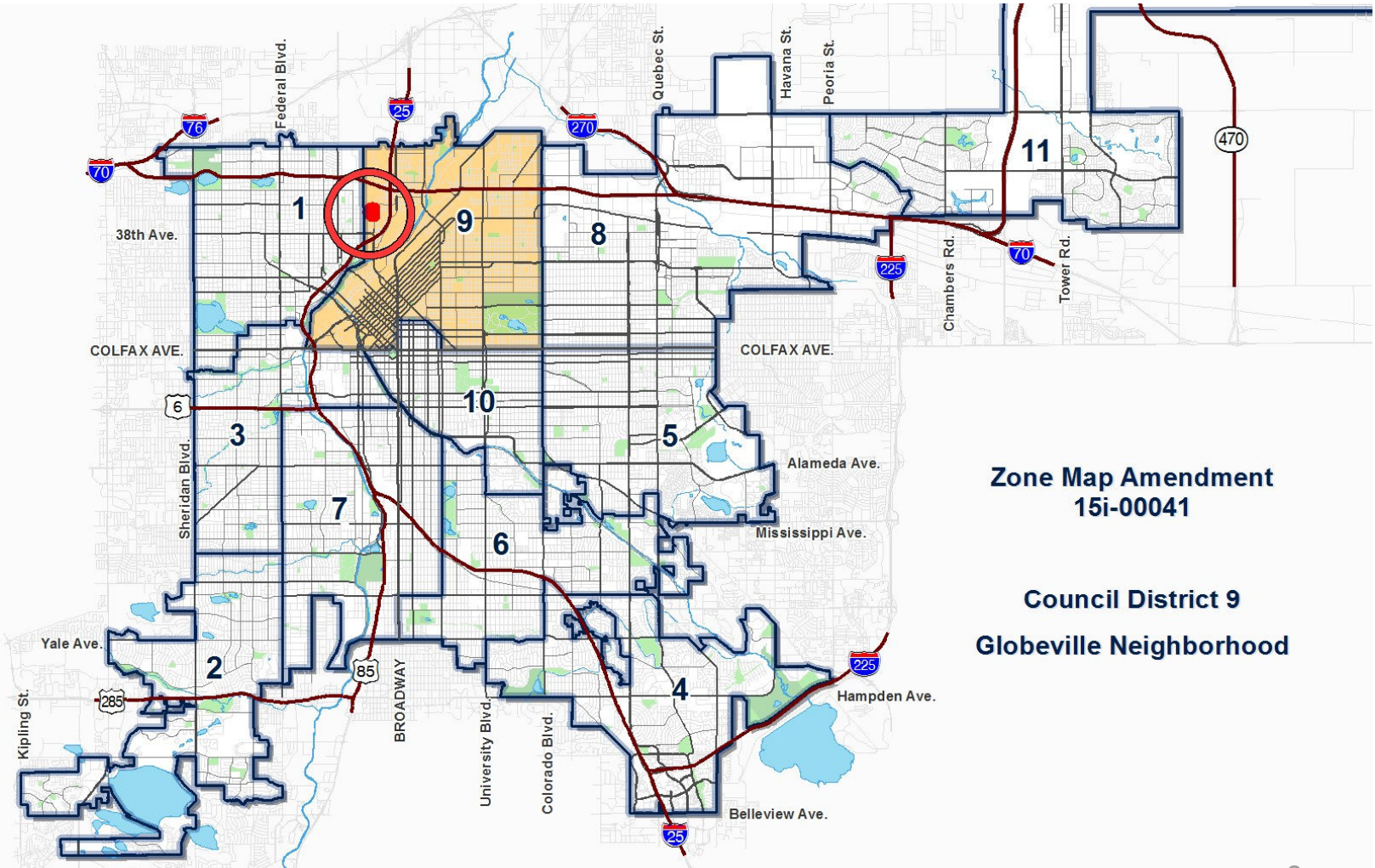
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
September 28th, 2015



DENVER
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Location: North Denver, District 9



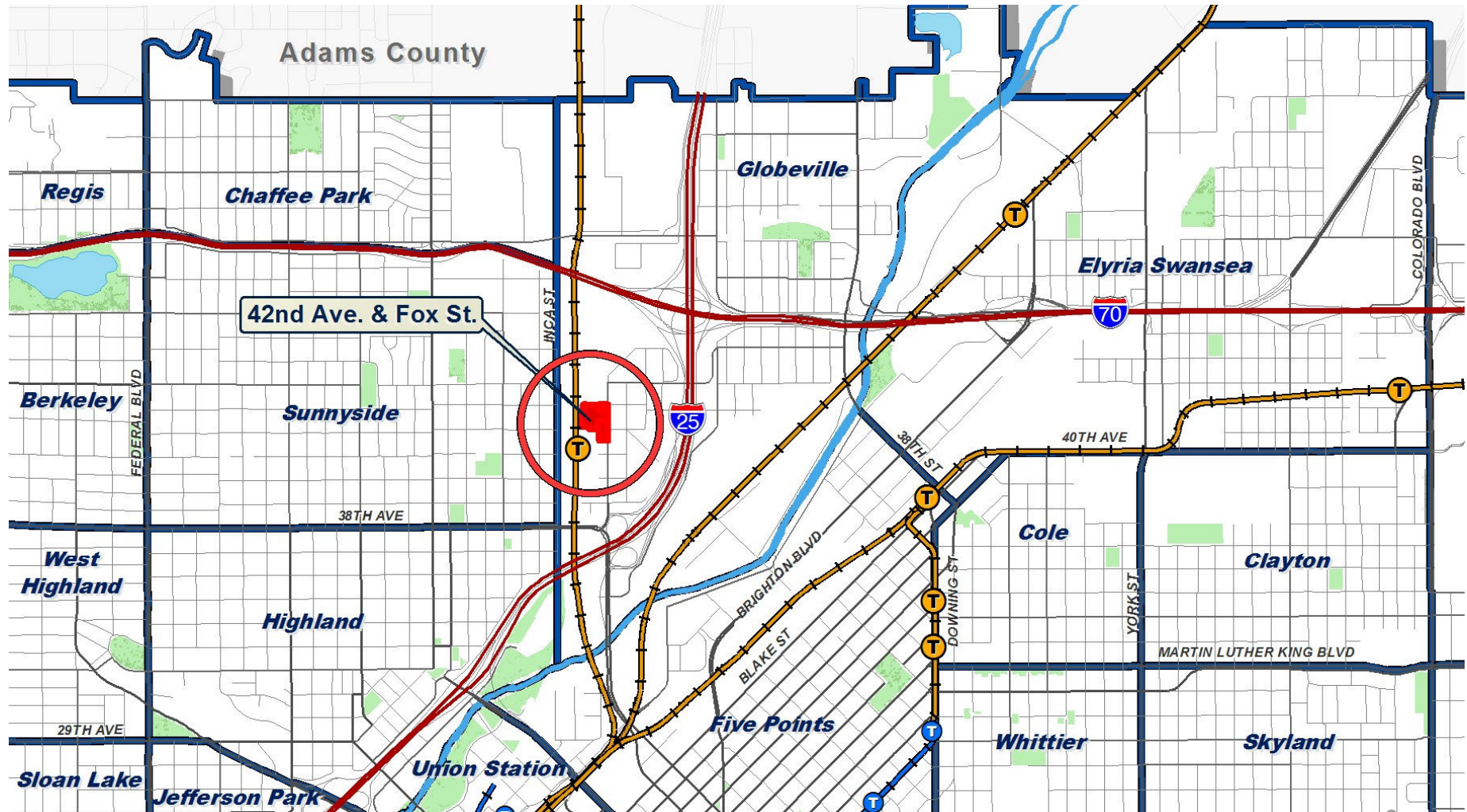
**Zone Map Amendment
15i-00041**

**Council District 9
Globeville Neighborhood**



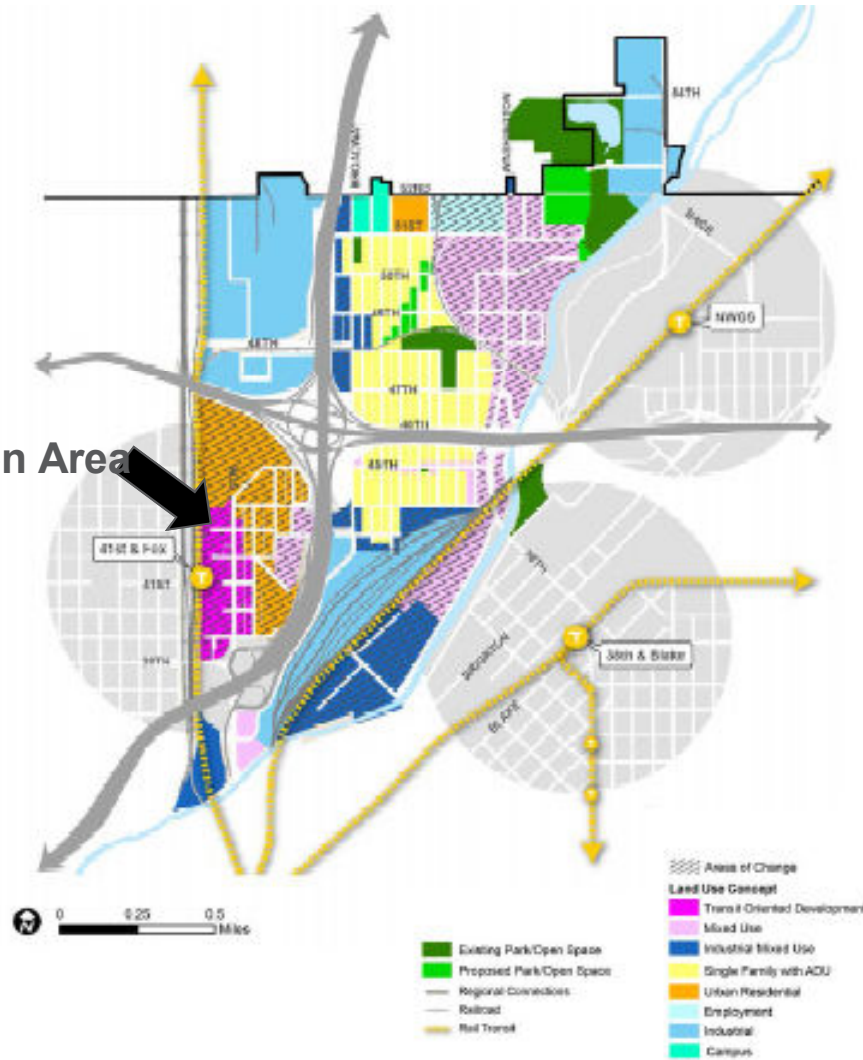
DENVER
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Location: Globeville





SW, 41st & Fox Station Area







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SE Globeville



38th & Inca

City of
Cuernavaca Park

Highland

Sunnyside

RTD Route 8

Globeville

41st Ave

41st & Fox Station
Park-n-Ride

42nd Ave

43rd Ave

Gold Line

Inca St.

Elati

Fox St.

Potential Bike Route

44th Ave

Google

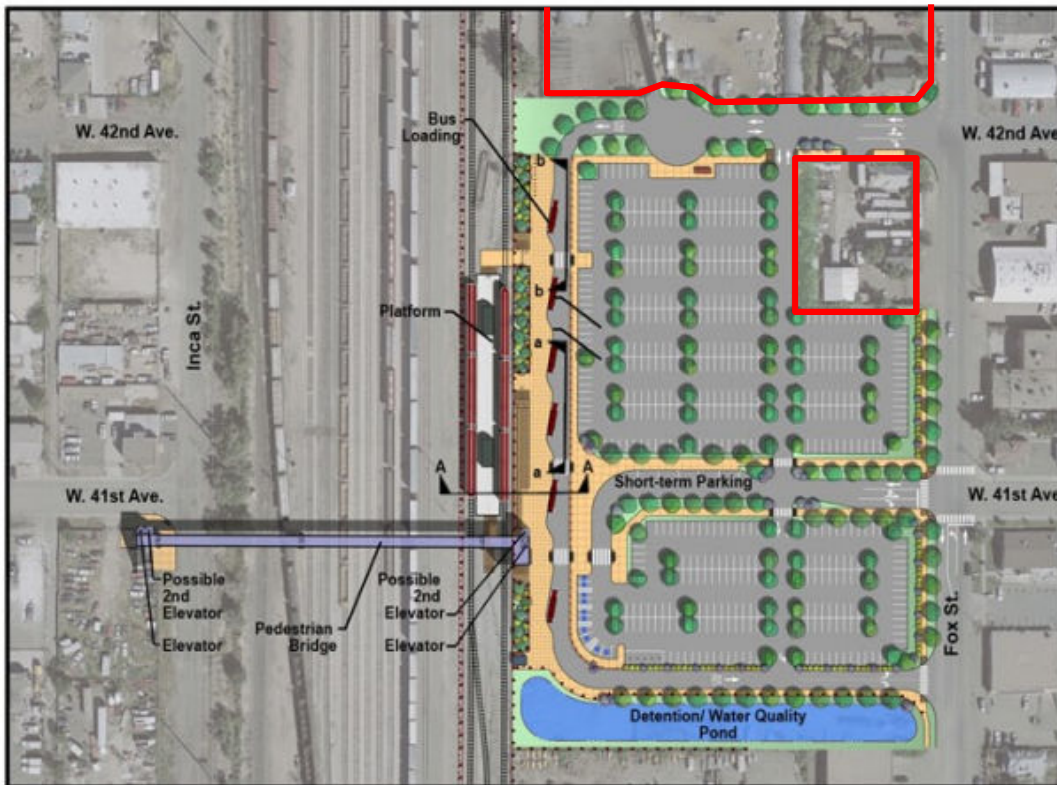
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41st & Fox Station



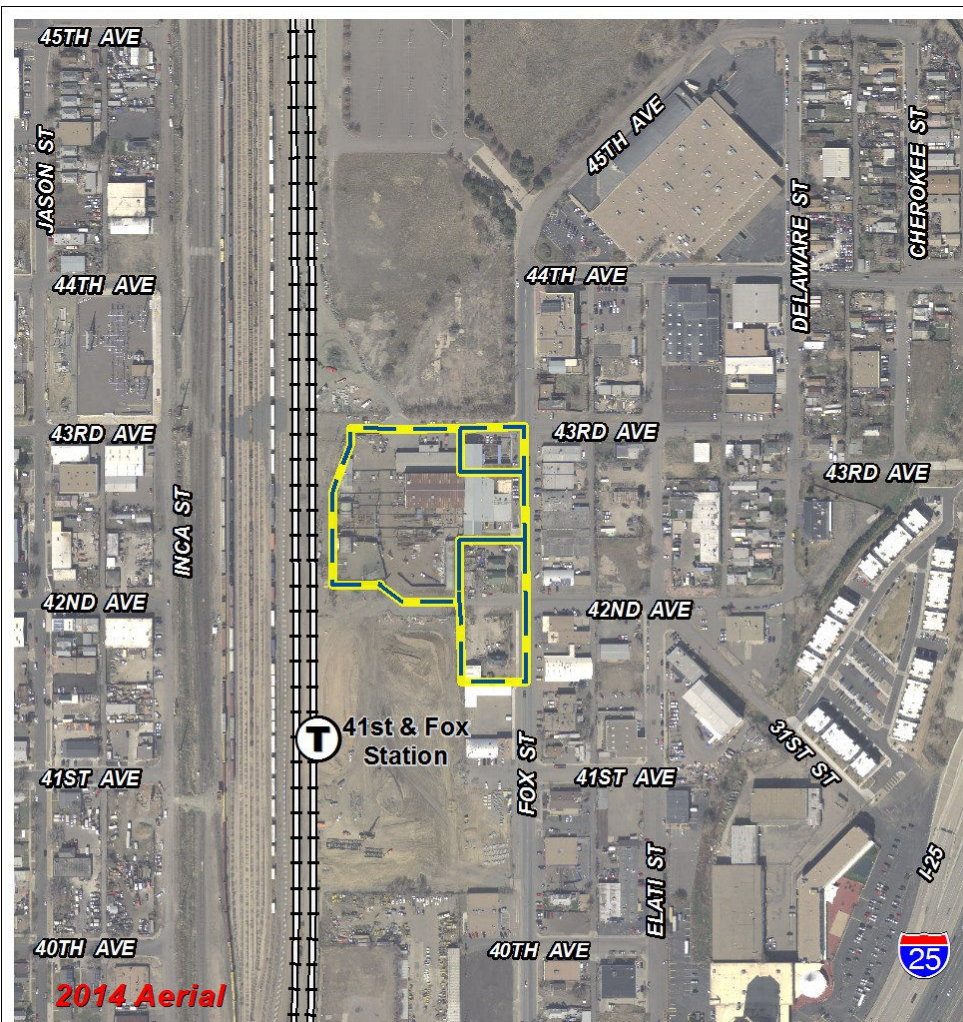
Legend

- Opening Day Parking (500 Spaces)
- Plaza/ Walkway
- Landscape Area
- Detention/ Water Quality Pond



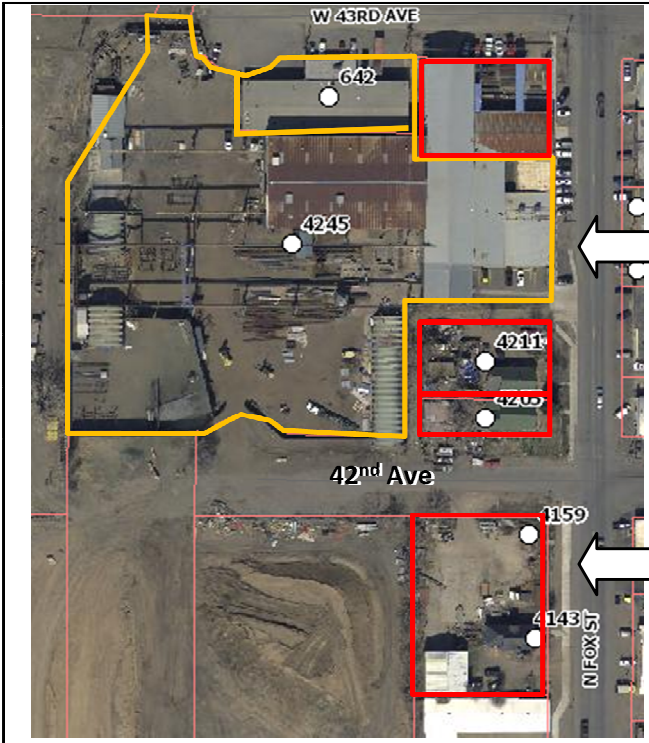
Site Plan (Opening Day)





- 4245 N Fox St & 4143-4159 Fox St
- **4.44 Acres**
- Property Owner:
 - Desires zoning to allow for transit oriented development

Property Location, Request

	Property	Current zoning	Proposed Zoning
	4245 N Fox Street:	I-B, UO-2 & I-A, UO-2	C-MX-20 & C-MS-8
	642 W 43 rd Ave:	I-A, UO-2	C-MX-20
	4211 N Fox Street:	I-A, UO-2	C-MS-8
	4205 N Fox Street:	I-A, UO-2	C-MS-8
	4143-4159 N Fox Street:	I-A, UO-2	C-MS-8

C-MX-20

C-MS-

86 Addresses

- 5 Zone Lots
- 4 Separate Zone Districts Proposed
- 2 Unique Zone Districts

C-MX-20

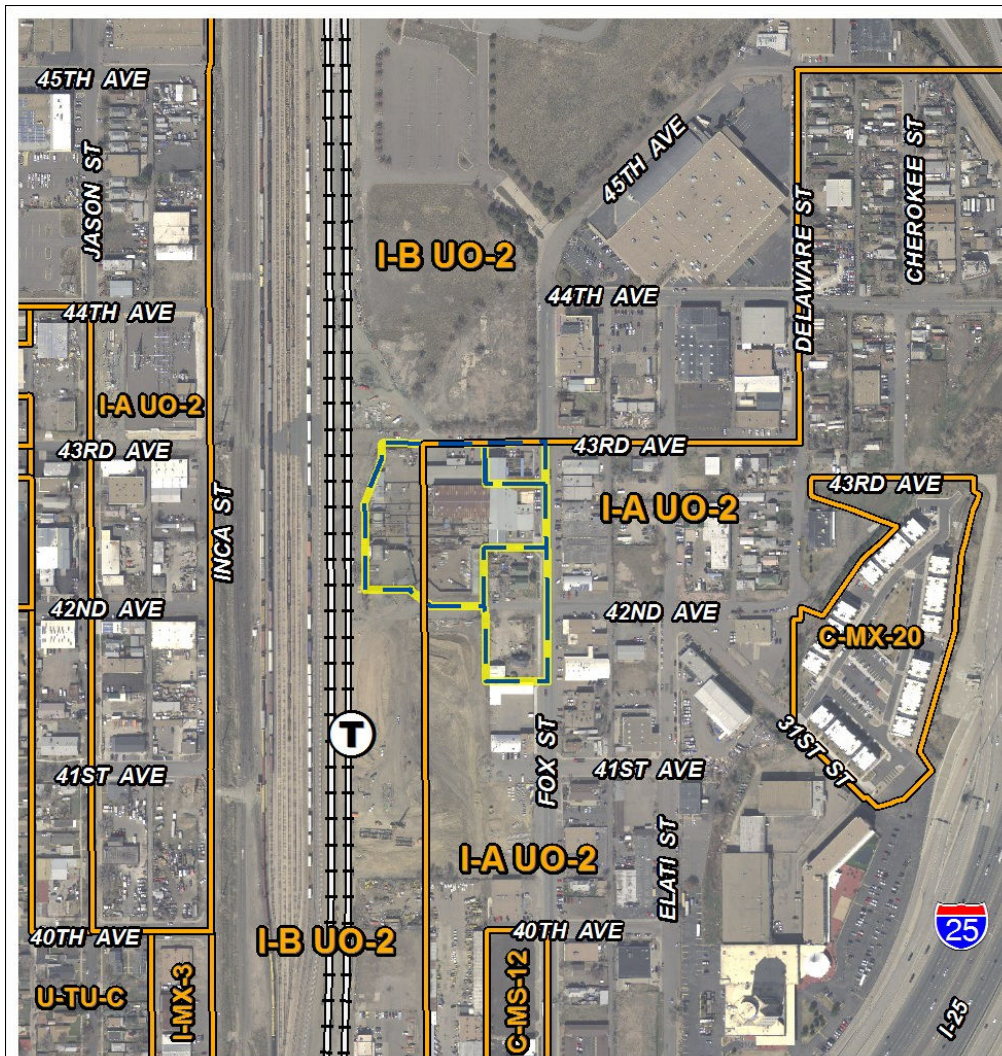
- Compact, Walkable & diverse mixed use areas,
- Supported by Collector, arterial streets and multi-modal transit
- **Mixed Use:** Development that is Street-active with pedestrian-scaled ground level
- Up to 20 stories



C-MS-8

- Compact, Walkable & diverse mixed use areas,
- Supported by Collector and Arterial Streets and multi-modal transit
- **C-MS-8: Street-active and pedestrian-scaled ground level**
- **Ease and enjoyment of transit, walking, shopping and public gathering along Commercial Streets**





- Site & Surrounding Zoning:

I-B, UO-2

- Heavy Industrial
- Billboard Use Overlay

I-A, UO-2

- Light Industrial
- Billboard Use Overlay



Existing Zoning: I-B UO-2, I-A, UO-2 Industrial Neighborhood Context – Heavy & Light Industrial

I-A

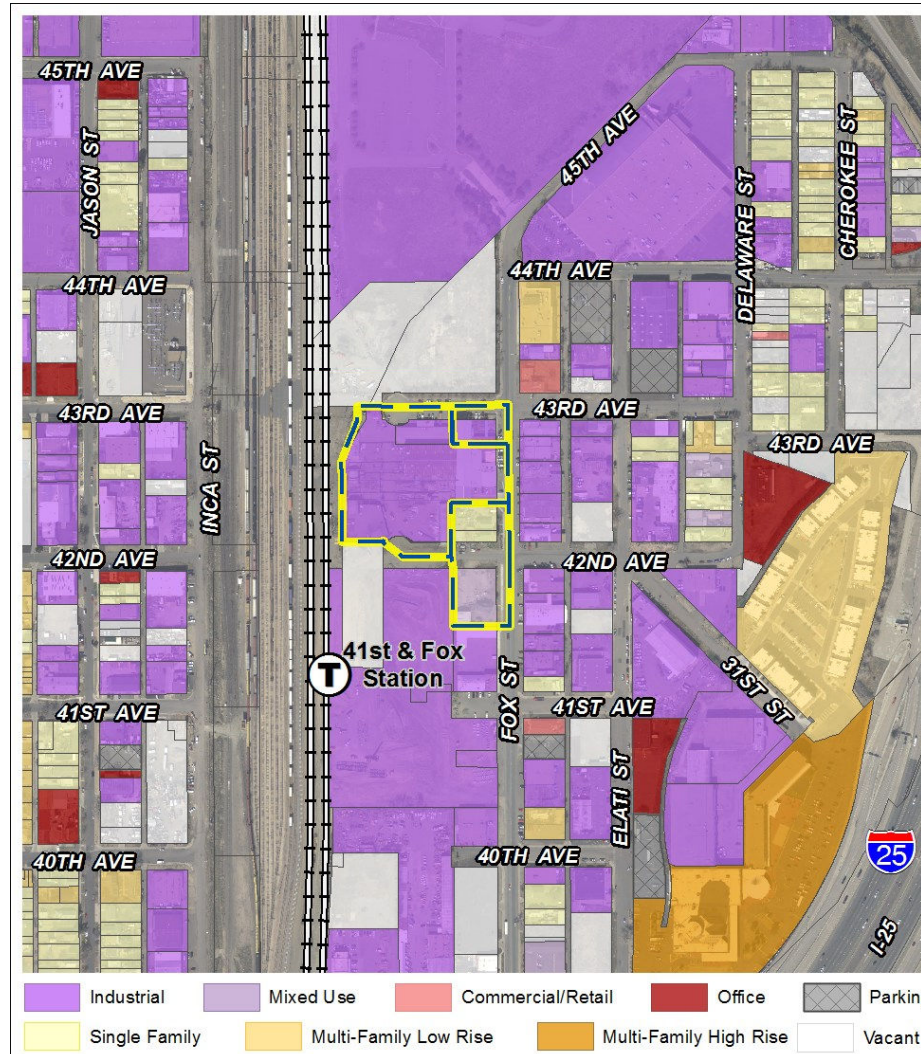
- Light Industrial
- Irregular, large block pattern
- Provides employment base
- **Offices, business and light industrial**
- No new residential uses allowed

I-B

- Heavy Industrial
- Irregular, large block pattern
- Provides employment base
- **Most intensive industrial uses**
- No new residential uses allowed

UO-2

- Billboard Use Overlay
- Currently no billboard signs on property
- Option to acquire billboard credits and apply a sign to the property
- **Applicant Proposes to Rezone out of UO-2**



Existing Context – Building Form/Scale



*Former Denver
Post Site*



Public Outreach

- RNOs
Denver Neighborhood Association, Inc., **Elyria Swansea/Globeville Business Association**, Inter-Neighborhood Cooperation (INC), North Highlands Neighbors Association, **Globeville Civic Association #2**, **United Community Action Network Inc.**, **Globeville Civic Association #1**, Denver Urban Resident Association, Urban Resident Association
- Written Notice of Receipt of Application (May 14th),
- Written Notice of Receipt of Revised Application (July 23rd)
- 15 Day Written Notice / Signs Posted: **Aug 5th** Planning Board Public Hearing
 - **Planning Board: Unanimous in Favor (10:0)**
- Written Notice Neighborhood & Planning Committee (Aug 4th)
- 21 Day Written Notice / Signs Posted: **Sept 28th** Council Hearing
- **Applicant outreach**
 - Letter of Support: UCAN
 - Globeville Civic Association #2
 - Denver Neighborhood Association, Inc.
 - Supportive of TOD, hopeful that new development will increase demand for services

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Globeville Neighborhood Plan (2012)
- 41st & Fox Station Area Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

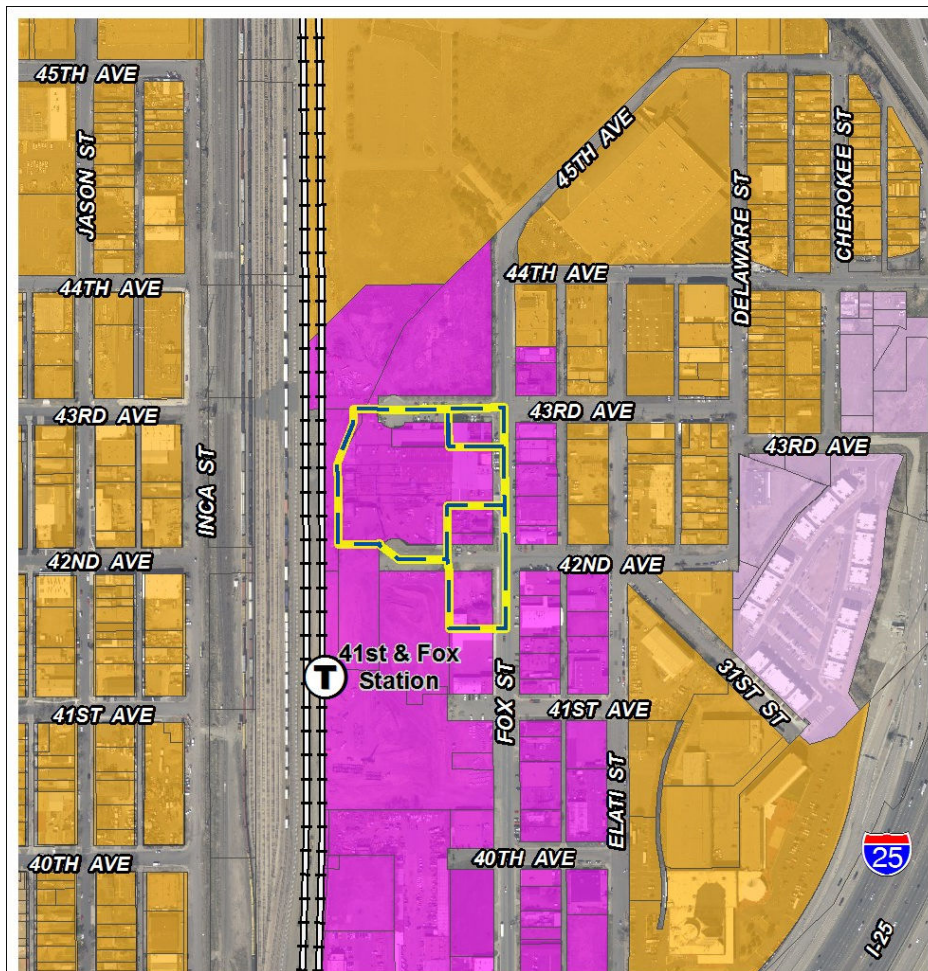
4. Justifying Circumstances

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

Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F)
- Promote sustainable centers of live / work activity (E&C 4A)
- Encourage Mixed Use, TOD (LU 4-A)
- Encourage densities supporting diverse housing needs & public transportation (LS 3-B)

Review Criteria: Consistency with Adopted Plans



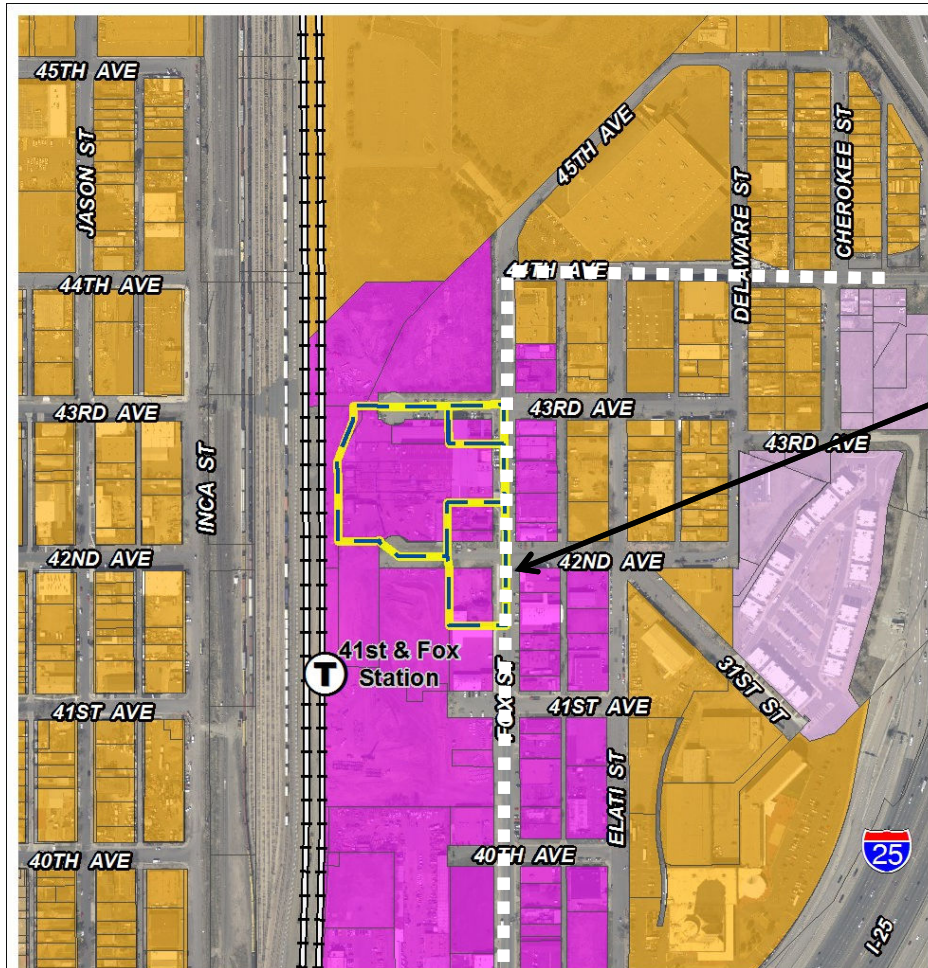
Transit Oriented Development
 Urban Residential
 Mixed Use

Entire Area of Map is Area Of Change

Blueprint Denver (2002)

- Land Use Concept:
 - Transit-Oriented Development
 - Direct correlation to the function of mass transit
 - Balanced mix of uses
 - Compact, mid to high density
 - Area of Change
 - Channel growth to achieve benefits . . .
 - Improve access to jobs housing and services
 - Shorter auto trips

Review Criteria: Consistency with Adopted Plans



Transit Oriented Development
 Urban Residential
 Mixed Use

Entire Area of Map is Area Of Change

Blueprint Denver (2002)

- Street Classifications:
 - Fox Street and 44th Avenue
 - Residential Collector
 - *provide access between neighborhoods*
 - *Support walking and biking, and vehicle mobility*
 - *2 to 4 travel lanes with pedestrian-friendly design*
 - Tree lawns, sidewalks, on-street parking, alleys
- **43rd & 42nd Avenue: Local / Undesignated**

Review Criteria: Consistency with Adopted Plans

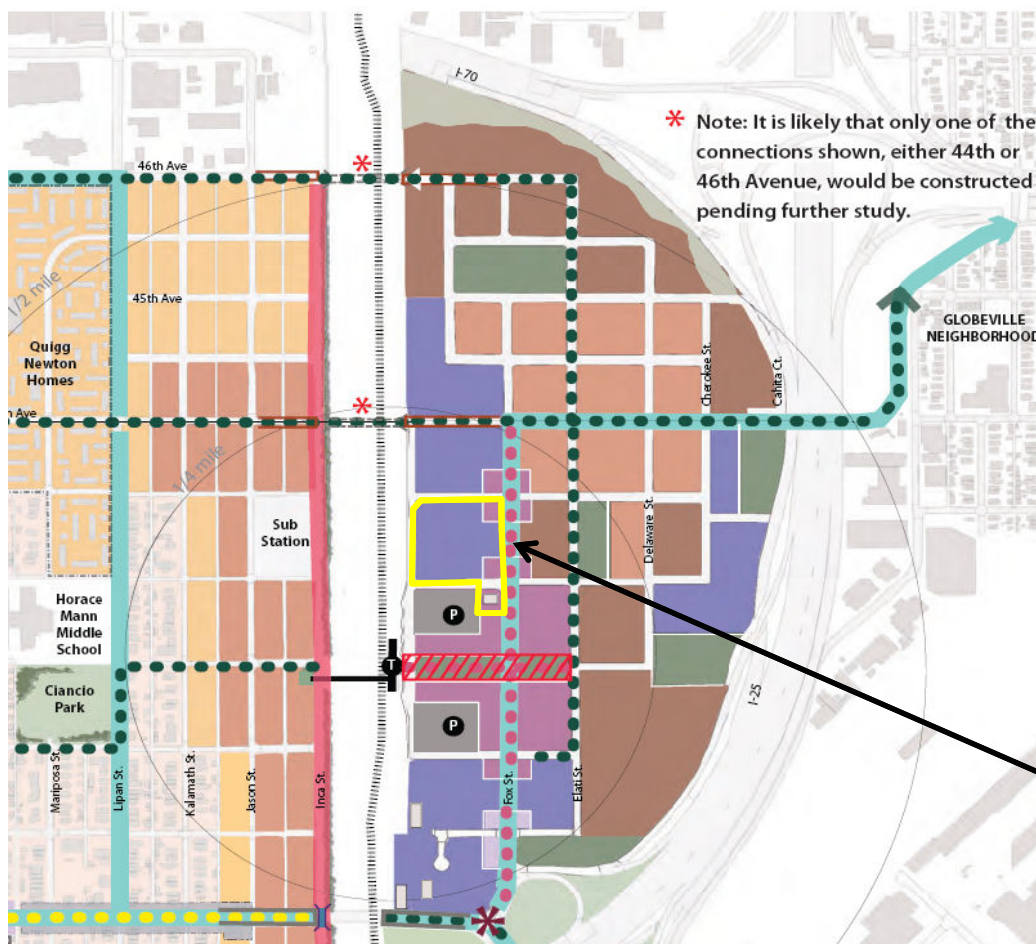
GLOBEVILLE NEIGHBORHOOD PLAN (2014)











- Supports land use and building height recommendations in 41st & Fox Station Area Plan

Review Criteria: Consistency with Adopted Plans

41st & Fox Station Area Plan (2009)



Land Use and Building Heights Map

-  Pedestrian Shopping District (2-8 stories)
-  Pedestrian Shopping District (2-5 stories)
-  Mixed-Use Office/Residential (3-20 stories)
-  Urban Residential (2-12 stories)
-  Urban Residential (2-8 stories)
-  Urban Residential (1-3 stories)
-  Single Family / Single Family Duplex
-  Proposed Open Space/ Parks/ Plaza

Fox St.: Pedestrian Shopping District

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- **C-MX-20 and C-MS-8 would result in uniform application of zone district building form, use and design regulations**

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

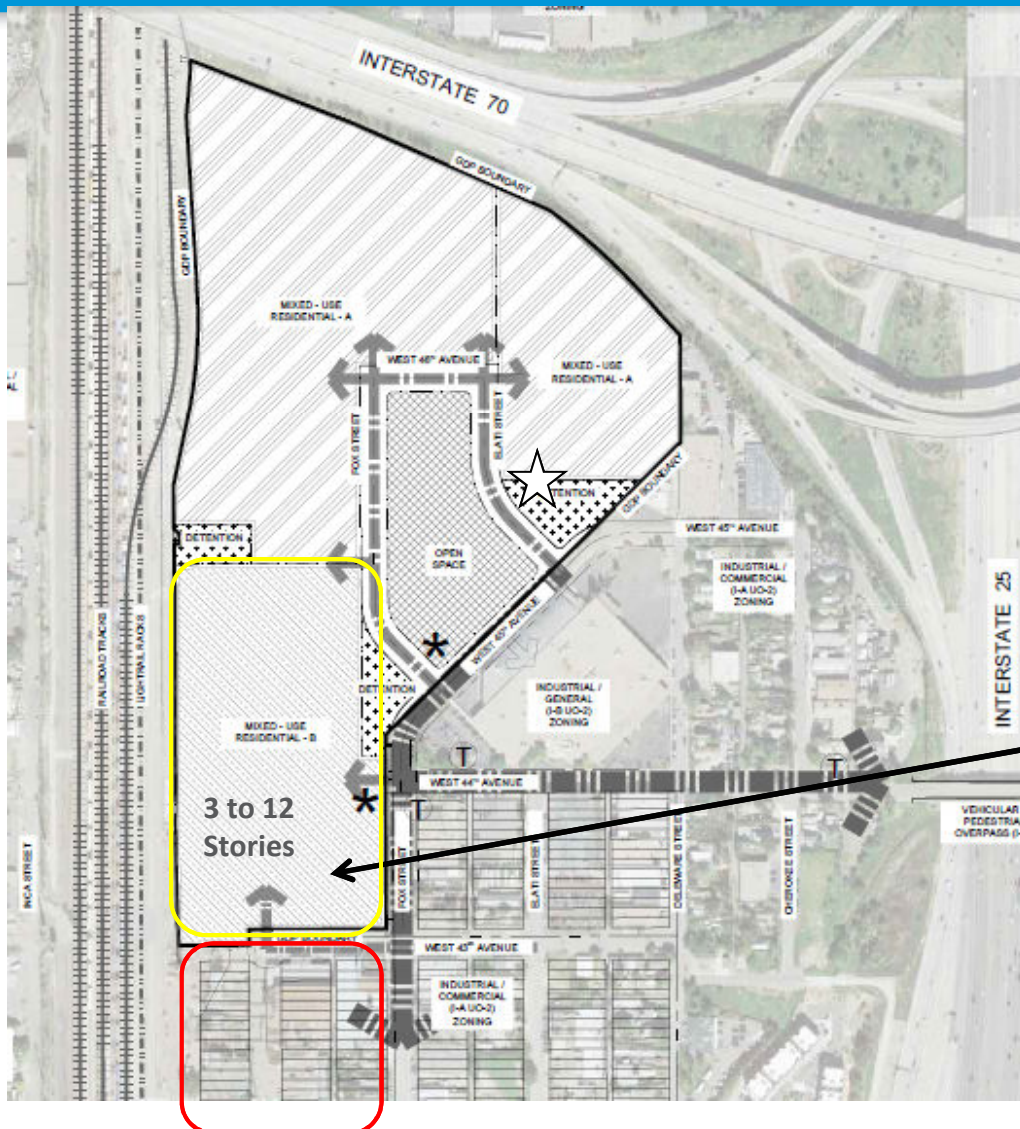
Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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
 - **Station platform, ped bridge & park-n-ride nearing completion**
 - **25/70 GDP to the north**
 - **Other properties pursuing rezoning**
 - **New development: 39th Ave & Fox (Retail), and 42nd & Delaware (Regency)**

Justifying Circumstance: Changing Condition



25/70 GDP – 2015

- Residential Mixed Use, TOD
- Supports densities ranging from 10 to 40 units per acre (340 to 1,500 units)
- Nearby Property Rezoning

5. Consistency with Neighborhood Context and Zone District Propose and Intent
- **C-MX-20 (Urban Center–Mixed Use– 20 Story Max)**
 - **Urban Center Context:** Compact, Walkable & diverse mixed use areas
 - Meets the desired / future neighborhood context (*per adopted plans*)
 - **Mixed Use Zone Districts:** Street-active and pedestrian-scaled development
 - Support walking, shopping and public gathering near transit
 - Up to 20 stories

5. Consistency with Neighborhood Context and Zone District Propose and Intent

- **C-MS-8 (Urban Center–Main Street – 8 Story Max)**

- **Urban Center Context:** Compact, Walkable & diverse mixed use areas
- Meets the desired neighborhood context (per adopted plans)
- **Main Street:** Street-active and pedestrian-scaled development
- Supports walking, shopping and public gathering near transit
- **Ease and enjoyment of transit, walking, shopping and public gathering along Commercial Streets**
- Up to 8 stories

CPD Finding: All review criteria have been met

Recommendation:

Planning Board recommend **approval**

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

DZC 12.4.12. General Development Plan

- **Establishes future framework for future land use and development and resulting public infrastructure**
- **Provide for coordinated assessment of general land development by City and others**
- **Identify additional technical studies, documentation**

- **Manager determines specific circumstances present need for GDP**
 - **Factors, including . . .**
 - Small Area Plan may recommend GDP
 - Area over 10 acres
 - Multiple phases
 - Multiple owners
 - Modifying a collector or arterial street grid
 - Changing / expanding existing regional stormwater
 - Changing / expanding park and open space
 - Connections to regional trails & open space
 - Owner may submit for a GDP

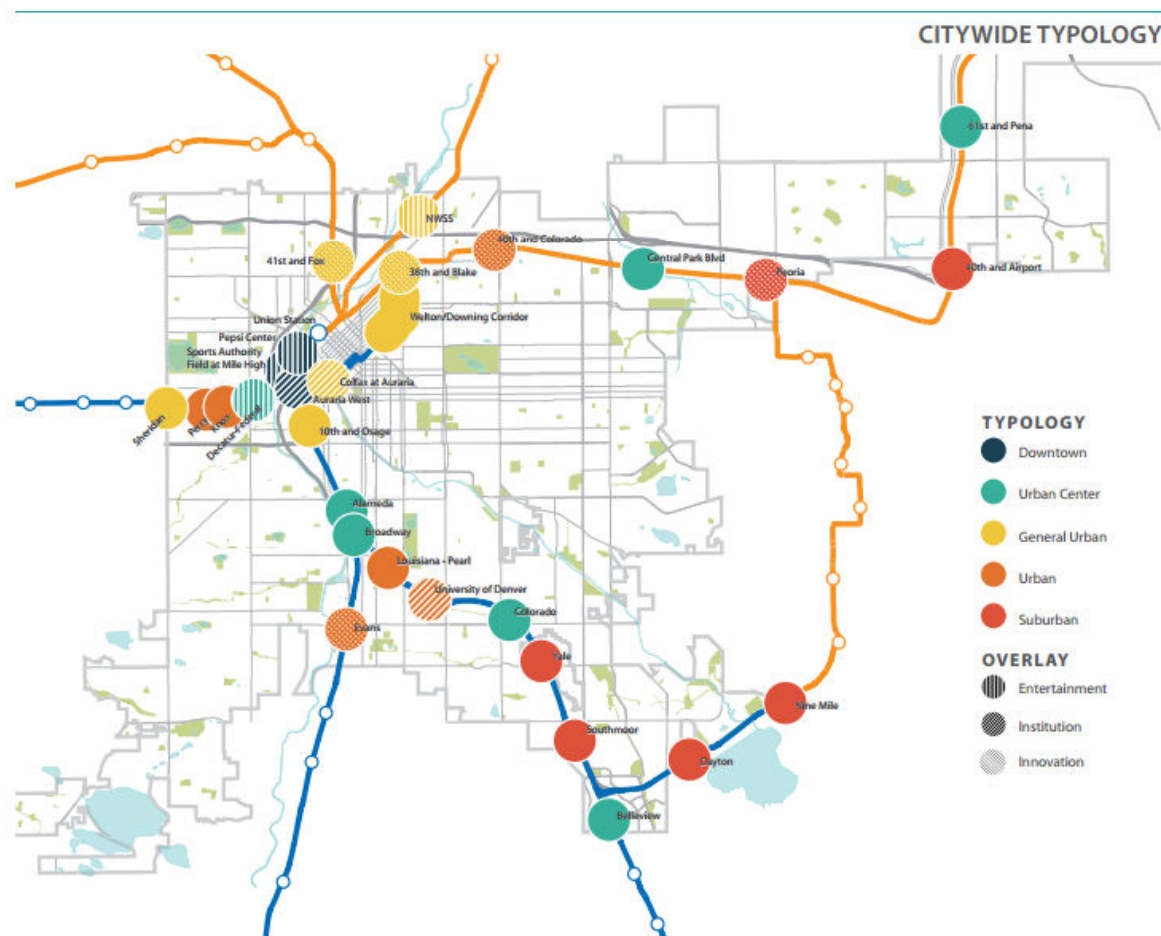


Building Form Design Standards

	C-MX-20	C-MS-8
Building Form	General	Shopfront
Height (Min/Max)	250	24'/150'
Build to % (Primary Street)	70%	75%
Mixed, Commercial	0'/10'	0'/5'
Build to % (Primary Street) – Res Only	0'/15'	0'/10'
Front, Side, Rear Setbacks	0'	0'
Surface Parking between Building & Primary / Side Street	Not Allowed	Not Allowed
Transparency, Primary Street (MX/Res)	40%/30%	60% / 40%
Transparency, Side Street (MX/Res)	25%	30%
Pedestrian Access (Primary Street)	Entrance	Entrance
Street Level Active Uses (no vehicle no parking, drive aisle, car wash, mini-storage, wholesale trade, etc).	Applies	Applies

Where Should They Apply ?

- Design / Development standards in **C-MX-12** address important massing / building character opportunities
- **Adopted Plan Vision** – Some recommend unique character and need for DS&Gs.
- **City-wide Discussion:** priority areas amongst many TOD & Enhanced Transit corridors

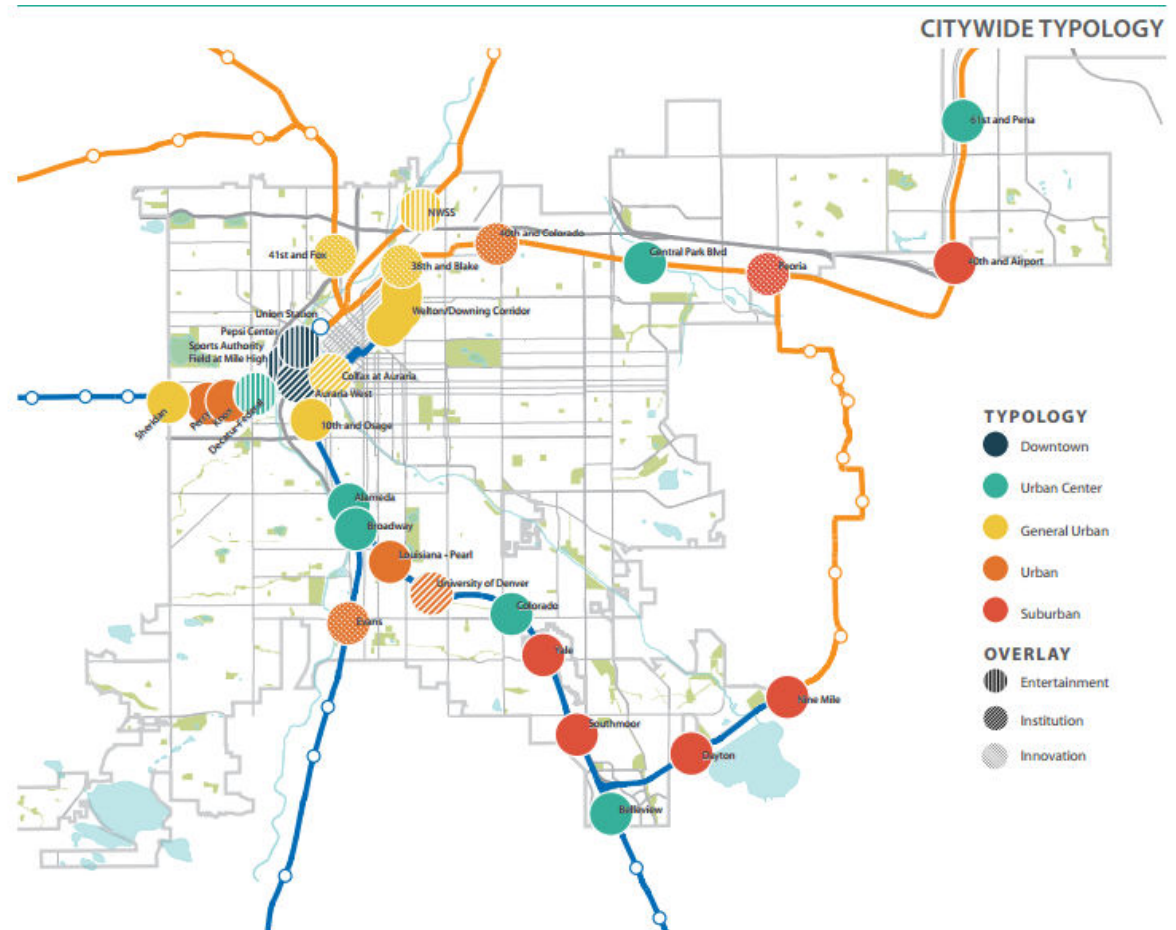


Regulatory Tools			
Recommendations	Implementation Strategy	Timeframe	Key Responsibility
LU 1: UD 1; ED 1a, 1b, 1e: New zone districts with TOD supportive attributes	<p><u>New zoning should allow for increased densities and reductions in parking, enable mixed-use development, and prohibit new uses that would not be transit supportive. New zoning should generally conform to the recommendations of the land use and urban design plan concept.</u></p> <p>While some properties will be rezoned upon adoption of Denver's New Zoning Code other properties may be rezoned through later legislative rezonings or as property owners apply or following the completion of a General Development Plan.</p>	Short to Medium	Department of Community Planning and Development
UD 2d: On-street parking and area based management of parking	Promote parallel or angled parking on streets to calm traffic, provide a buffer between traffic and pedestrians on the sidewalk, and provide convenient, front door parking for customers of shops and restaurants. In order to properly manage the parking supply, the city will need to conduct an area-based parking management plan to examine tools including time limits and meters to manage on-street spaces and ensure parking availability in the station area.	Short to Medium	Department of Public Works
UD 2d: Parking design regulations	Use structured or underground parking to ensure continuity of the streetscape. Structures should be wrapped with active uses. Where surface parking is provided, it should be located behind the buildings -not between the building entrance and sidewalk.	Short	Department of Community Planning and Development

Recent Active Ground Text Amendment

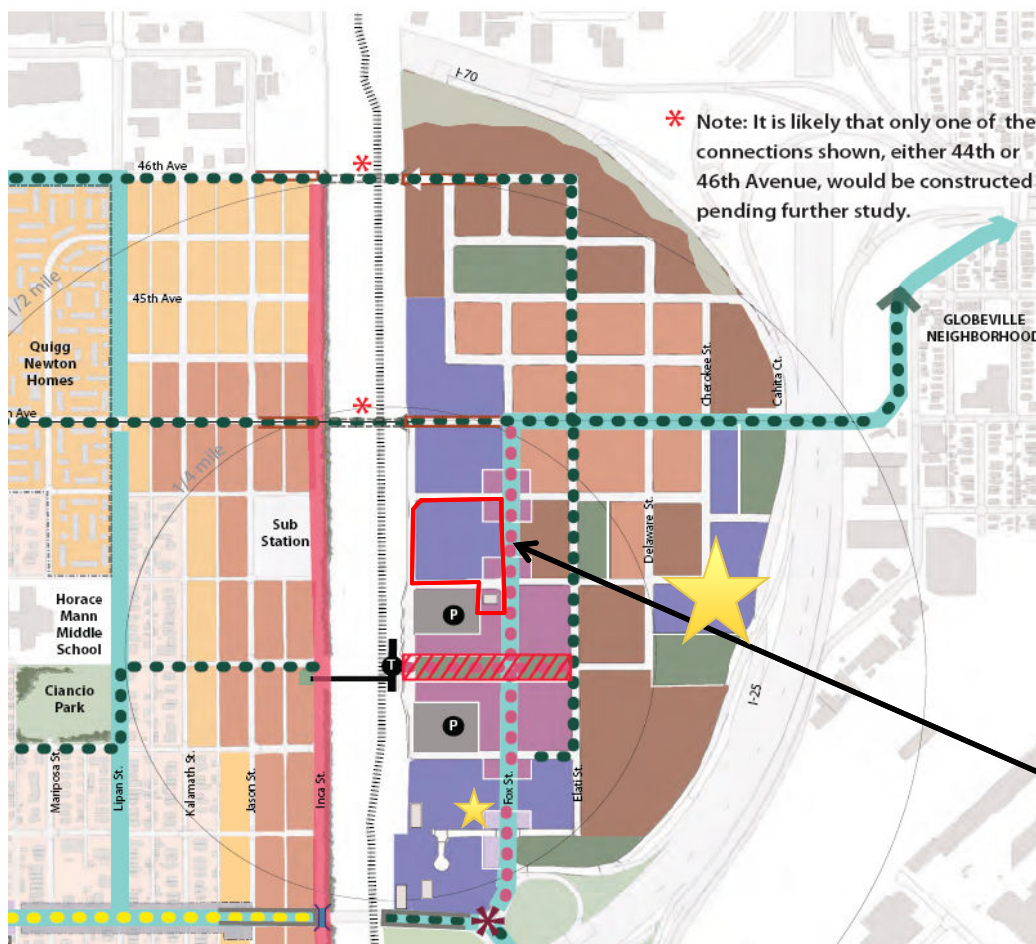
Should Denver Adopt Minimum Density Requirements

- Adoption of 2010 Zoning Code:
 - Encourage vs Require
- **City-wide Discussion:** priority areas amongst many TOD & Enhanced Transit corridors











Review Criteria: Consistency with Adopted Plans

41st & Fox Station Area Plan (2009)

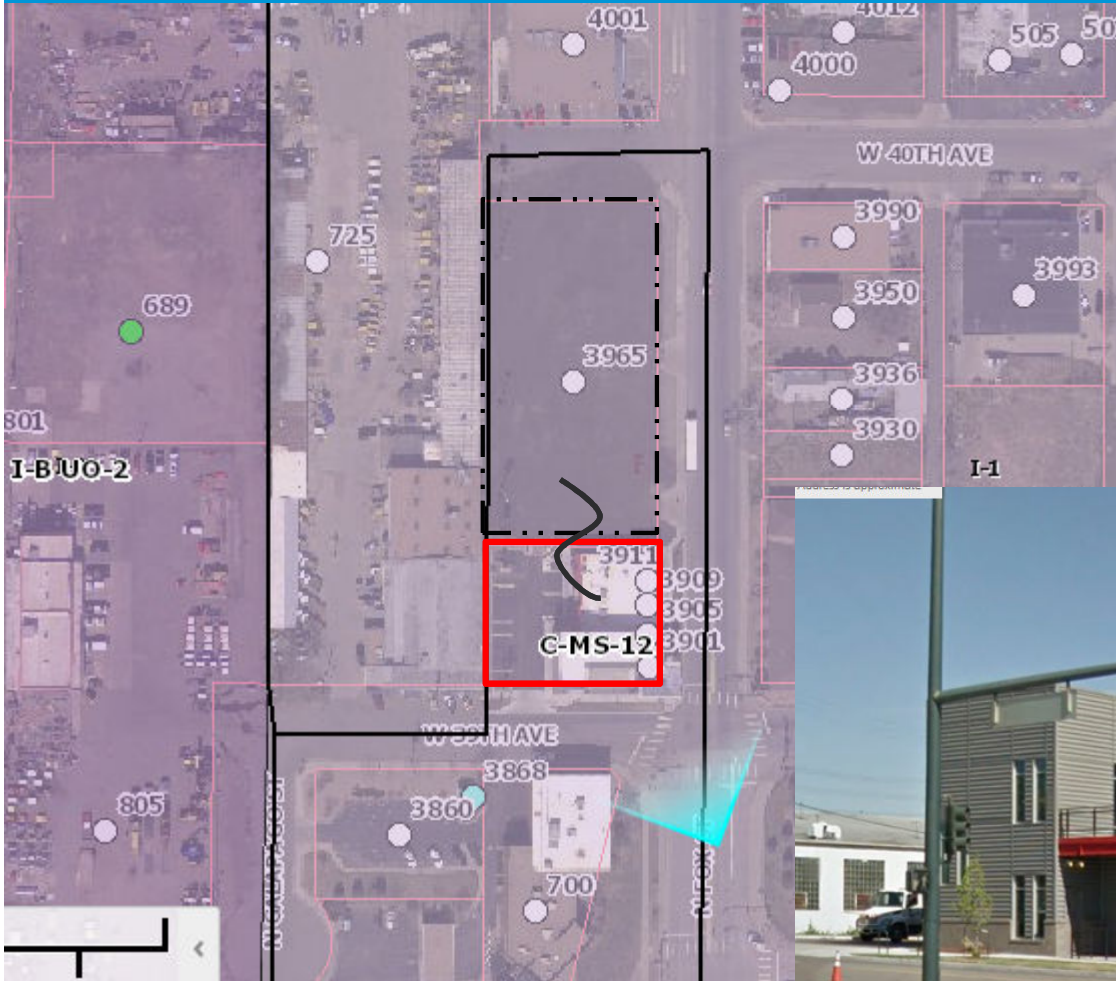


Land Use and Building Heights Map

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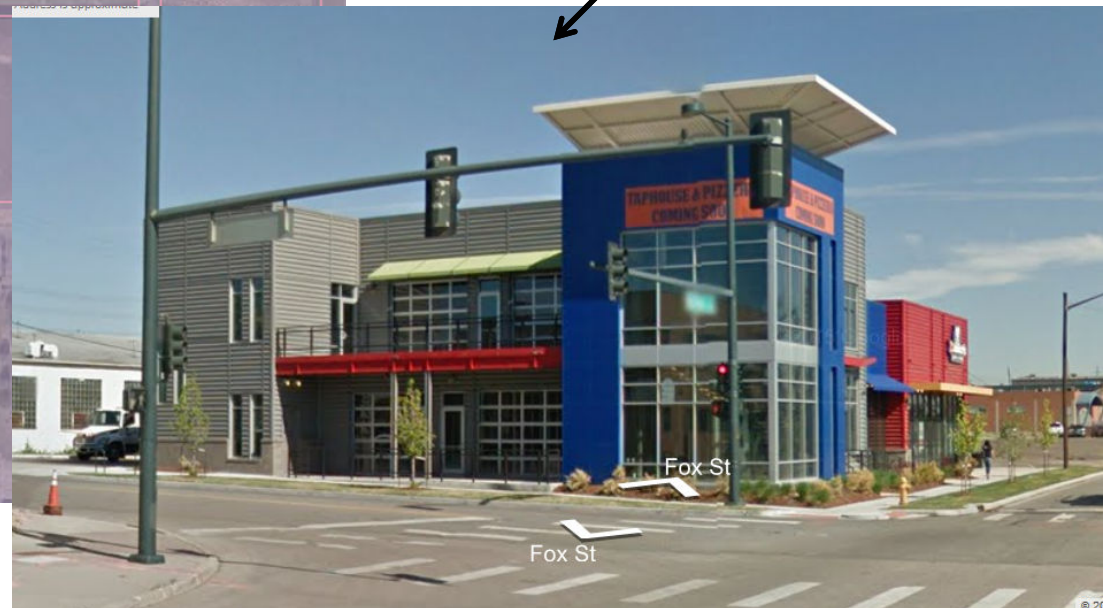
Fox St.: Pedestrian Shopping District

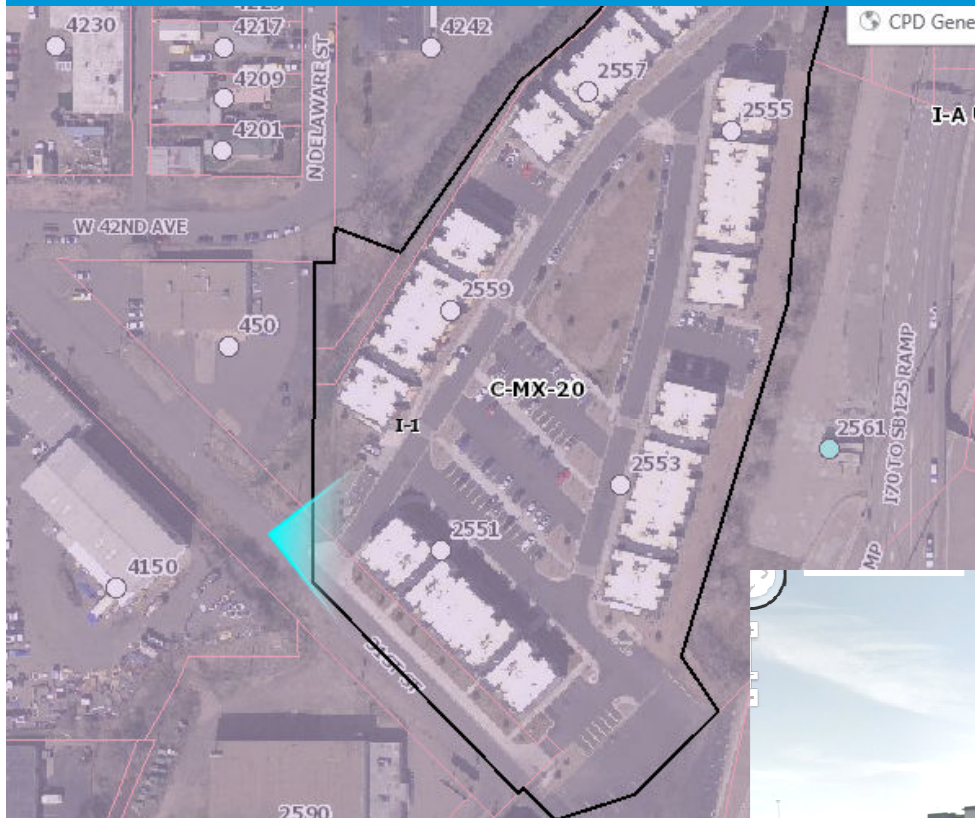
Billboard Use Regulations



39th Ave & Fox St.

24' Minimum Height
Shopfront Building Form





42nd Ave & Delaware
Regency Student Housing





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Gold Line: 60 ft
Inca St: 40 ft



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Gold Line: 60 ft to 40 ft

W 41st Ave & Fox St, Denver, CO 80216

W 41st Ave & Fox St, Denver, CO 80216

Street View · Search nearby



1a. Pedestrian Shopping District (2-8 stories) is centered on the intersection of 41st Avenue and Fox Street in close proximity to the transit station. Ground floor uses include a wide variety of shopping, entertainment, and services with residential, employment or expanded commercial uses on the upper floors. Some of the ground floor uses found would include: specialty shops such as food markets, clothing boutiques and book stores; restaurants, bars and entertainment uses such as movie theaters; and stores serving the daily needs of residents such as dry cleaners, hardware stores, grocery stores, pharmacies, and similar uses. Because of the high level of service provided by the transit station, both local and regional customers can easily visit the unique shops and restaurants of this area. When fully developed, this area should contain shopping and commercial uses totaling 150,000 square feet or more. Urban design features such as continuous street frontages with sidewalk entrances, ground floor windows, awnings, pedestrian oriented signs and lighting are important to creating the necessary building forms.



Pedestrian Shopping District 2-8 stories

1c. Mixed-Use Office/Residential (3-20 stories) has a sizable employment base as well as housing and may include a wide variety of uses including hotels and lodging. Intensity is higher in these areas than in the urban residential areas. Land uses are not necessarily mixed in each building but the area will include employment, services and residential uses within walking distance. The proportion of residential to commercial will vary from one development to another. Because these mixed-use developments are within the transit oriented development area, form of the buildings and pedestrian orientation are very important.



Mixed-Use Office/Residential

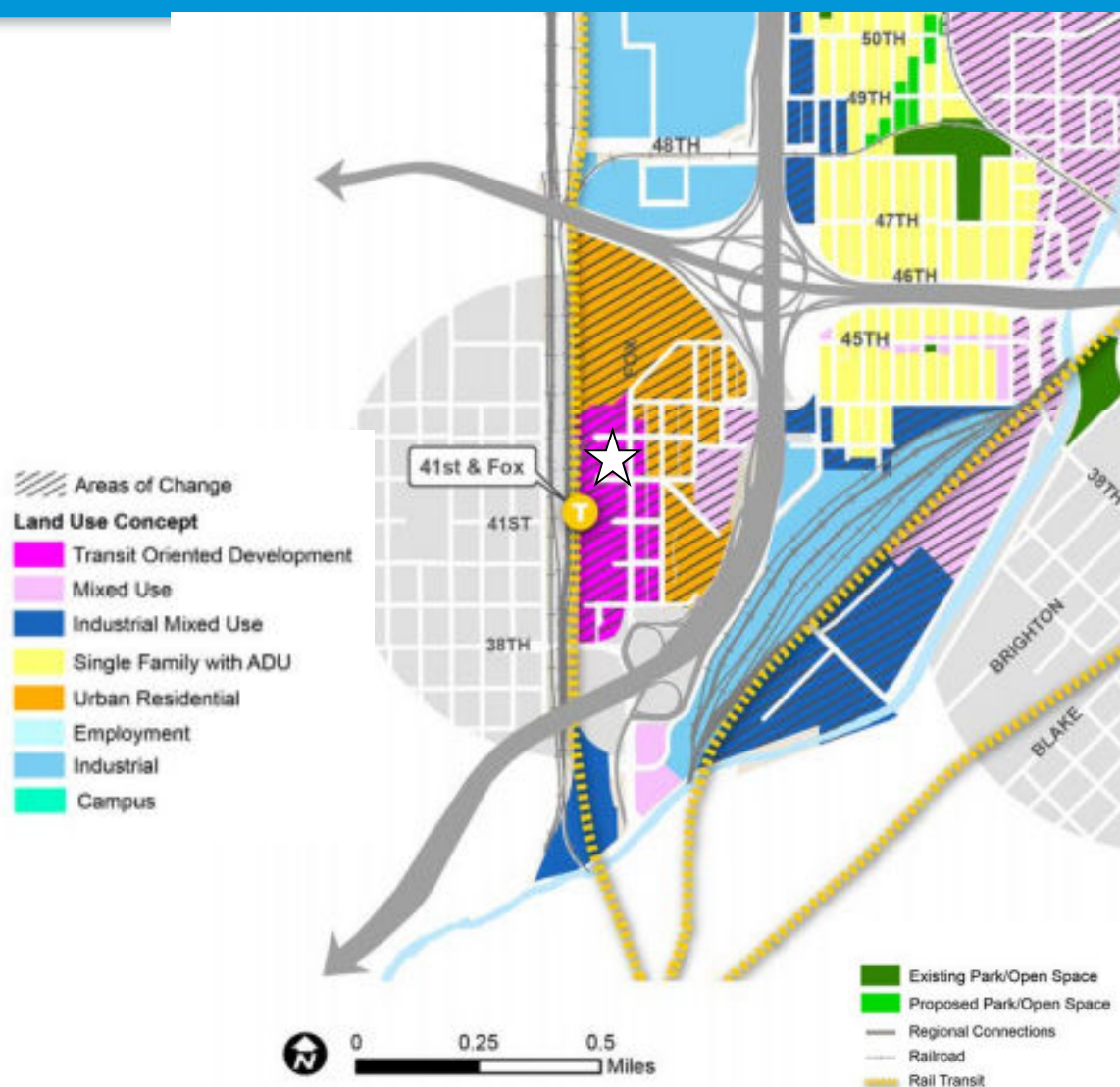
Review Criteria: Consistency with Adopted Plans

Globeville Neighborhood Plan (2014)

Land Use Map

The Globeville Neighborhood Plan does not update the recommendations of the 41st and Fox Station Area Plan.

The important additional factor in ensuring a successful station area, beyond what is already contained in the 41st and Fox Station Area Plan, is improving connectivity from the Globeville Residential Neighborhood Core to this area



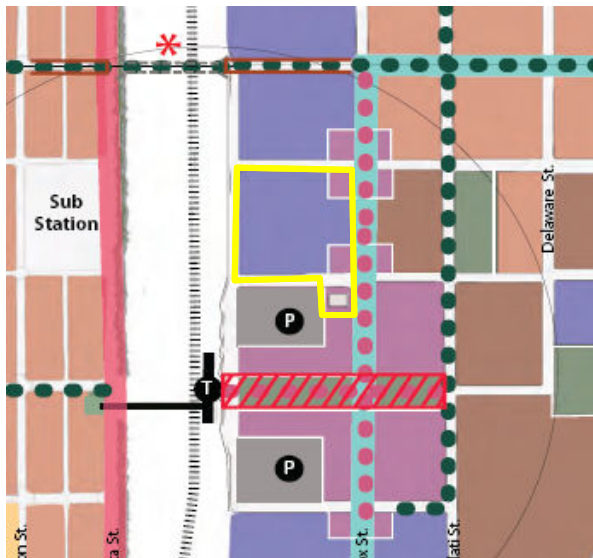
Review Criteria: Consistency with Adopted Plans

Globeville Neighborhood Plan (2014)

Maximum Recommended Building Heights

B6. Accommodate mid-to-high rise redevelopment in the 41st and Fox Station Area consistent with the recommendations of the 41st and Fox Station Area Plan





41st & Fox Station Area Plan
Urban Design Vision

- Pedestrian Shopping District (2-8 stories)
 - Pedestrian Shopping District (2-5 stories)
 - Mixed-Use Office/Residential (3-20 stories)
 - Urban Residential (2-12 stories)
 - Urban Residential (2-8 stories)
 - Urban Residential (1-3 stories)
 - Single Family / Single Family Duplex
 - Proposed Open Space/ Parks/ Plaza
-
- Pedestrian Shopping District Improvements
 - Priority Street for Pedestrian/Bike Improvements
 - Off-Street Multi-Use Path
 - Existing Bus Routes
 - * Intersection Improvements
 - Pedestrian Connection Improvements
 - ⚡ Funded New Pedestrian/Bike Bridge over 38th Ave.
 - Pedestrian Plaza

Pedestrian Shopping District



Along 41st Avenue, a pedestrian plaza will connect the station platform to Fox Street and Elati Street to the east. This pedestrian plaza should include decorative pavers or pavement, benches, trees and planters, pedestrian-scale lighting, outdoor seating, and room for street carts and vendors.

Design Review (pg 85 - 86)

Concern: Enormous amount of staffing if required for all buildings

Solution: Ministerial Reviews:

- Clear, objective standards
- Straight forward and unambiguous, usually with measurements
- Suggested for 85% of all permits requiring attention to design issues
- Adoptable in regulatory framework: Common standards for common issues
- Allows for more consistent treatment of issues (83)

Administrative Review

- Yesterday's PBG or PD, today's GDP
- Smaller percentage of permits, but larger sites
- Used for site plan review

Design Review

- Subjective and discretionary review
- Guided by site-specific design standards
- Often professional staff or special board makes decisions
- Designated for landmarks, prominent areas, sensitive areas and important buildings:
 - Downtown, Cherry Creek, Lowry, Stapleton and the Gateway