



4407, 4501, 4505, 4595 & 4601 W Alameda

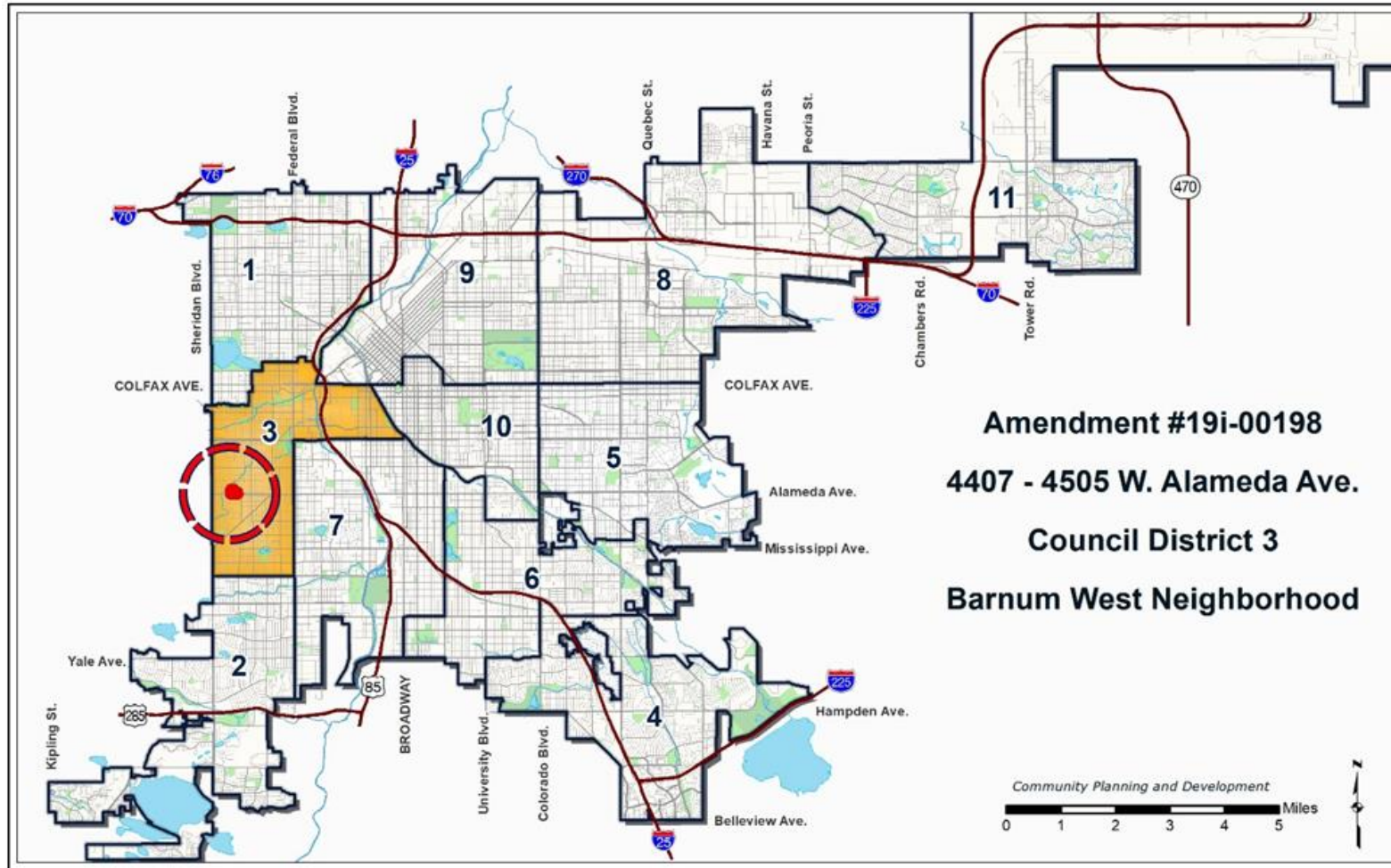
City Council Public Hearing

2019I-00198

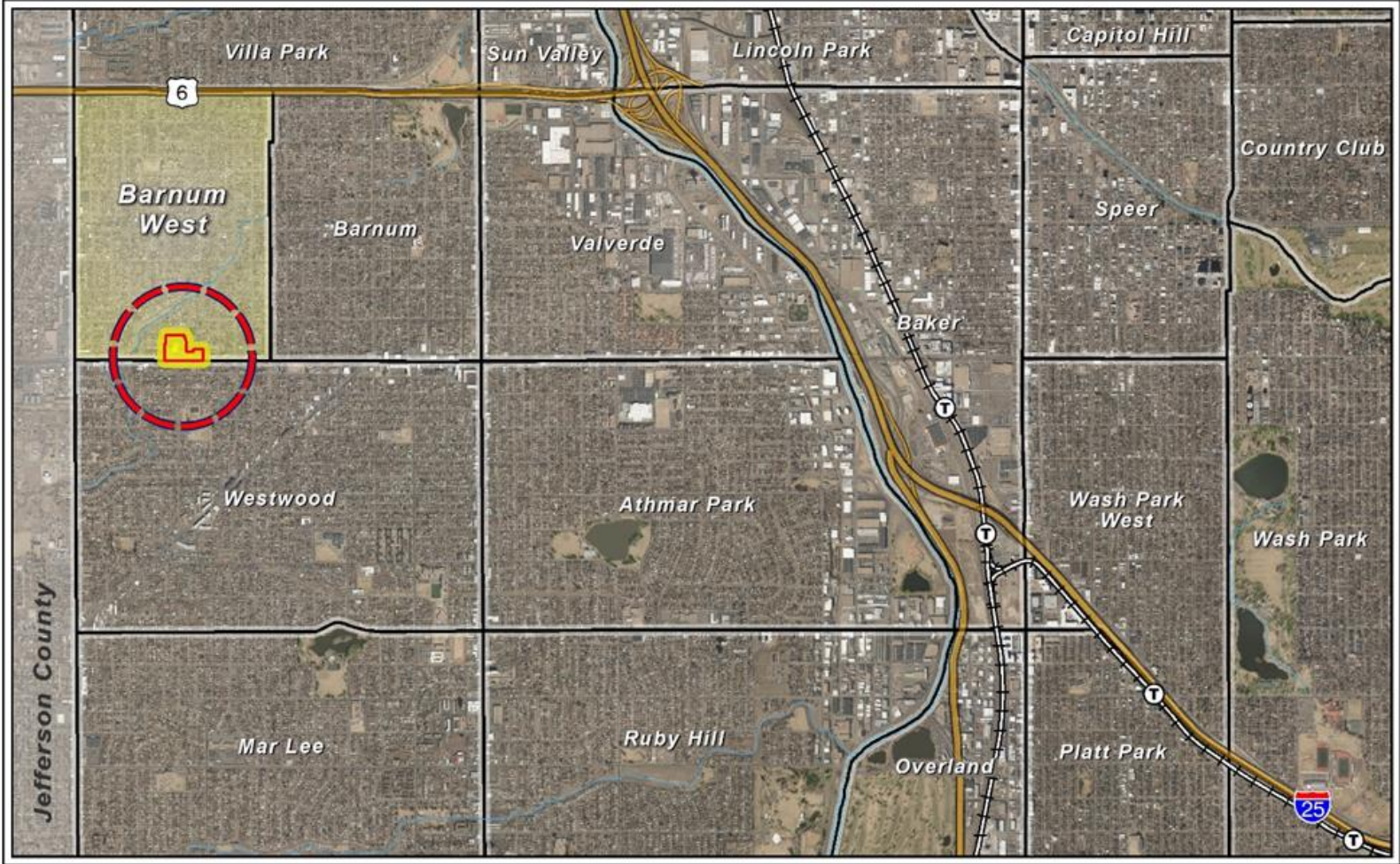
Request: PUD 550 & E-SU-Dx to E-MX-3

Date: 11/09/2020

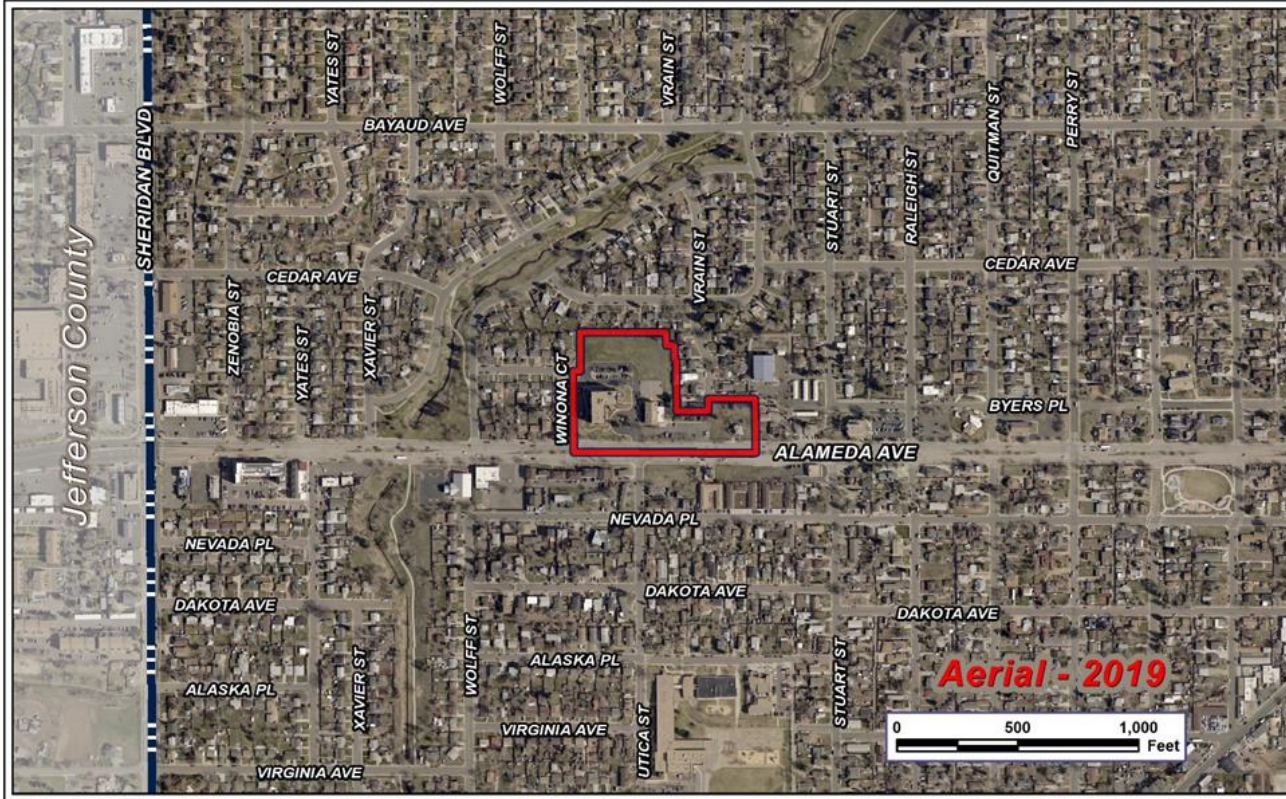
Council District 3



Barnum West Neighborhood

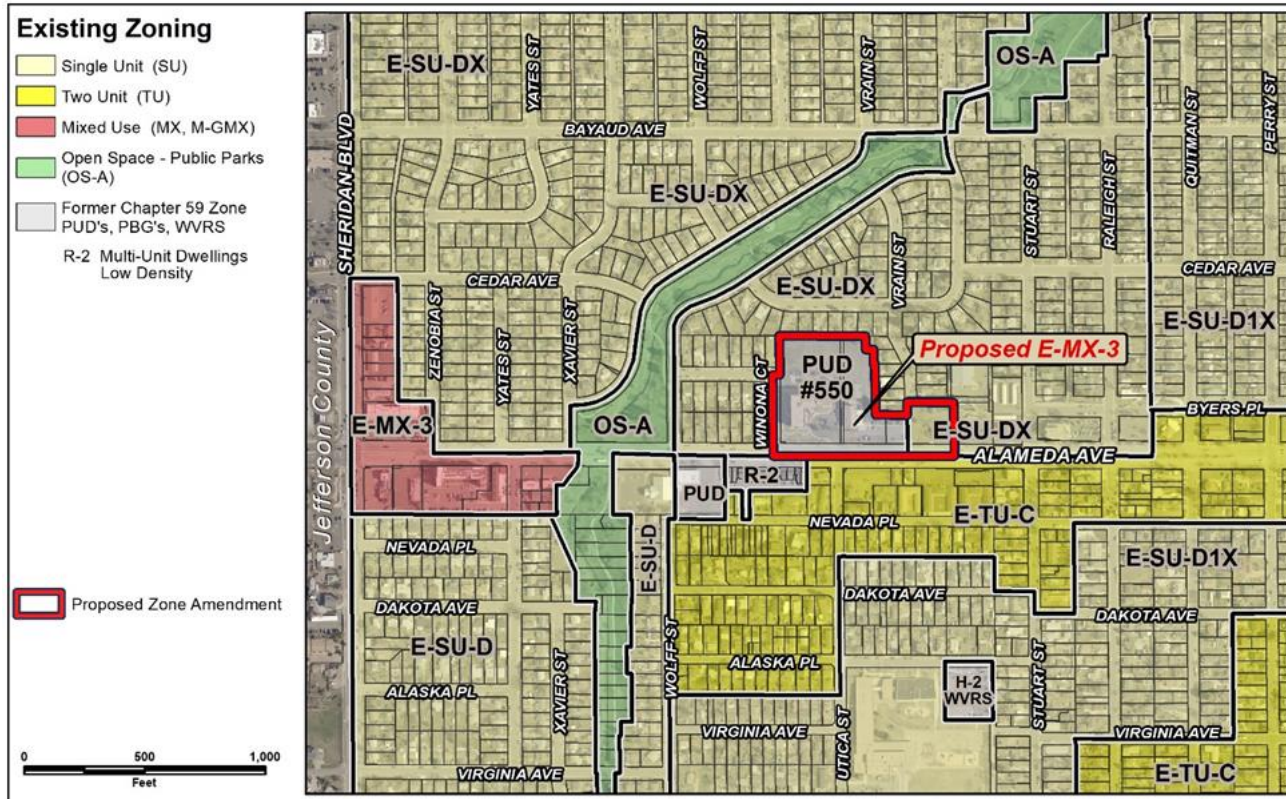


Request: E-MX-3



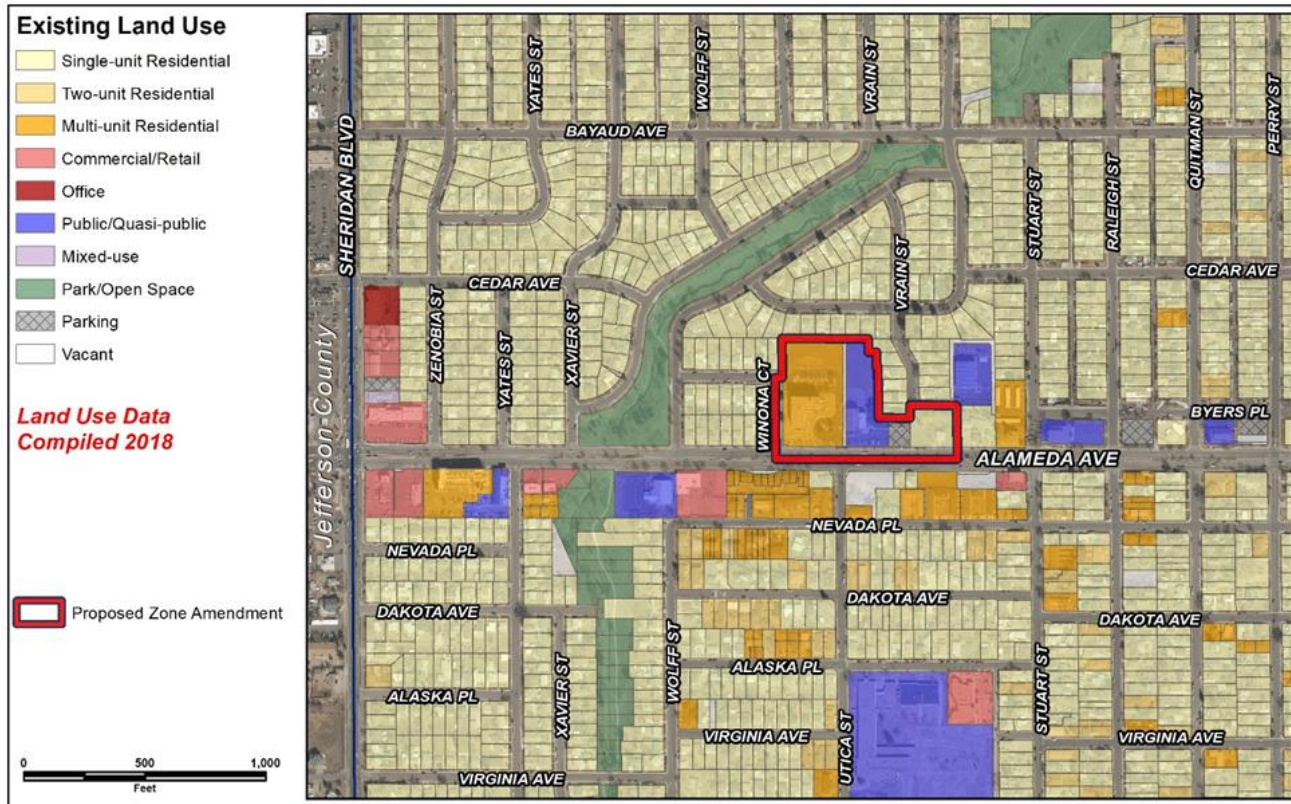
- Location
 - Approx. 222,398 square feet
 - 5.1 acres
- Proposal
 - Rezoning from PUD 550 & E-SU-Dx to E-MX-3
 - Allows Townhouse, Shopfront, and General Building Forms
 - Max. building height of 3 stories / 38 feet

Existing Zoning: PUD 550 & E-SU-DX



- Zoning: PUD 550 & E-SU-DX
- Surrounding Zoning:
 - E-SU-DX
 - R-2
 - E-TU-C
 - E-MX-3
 - OS-A

Existing Land Use

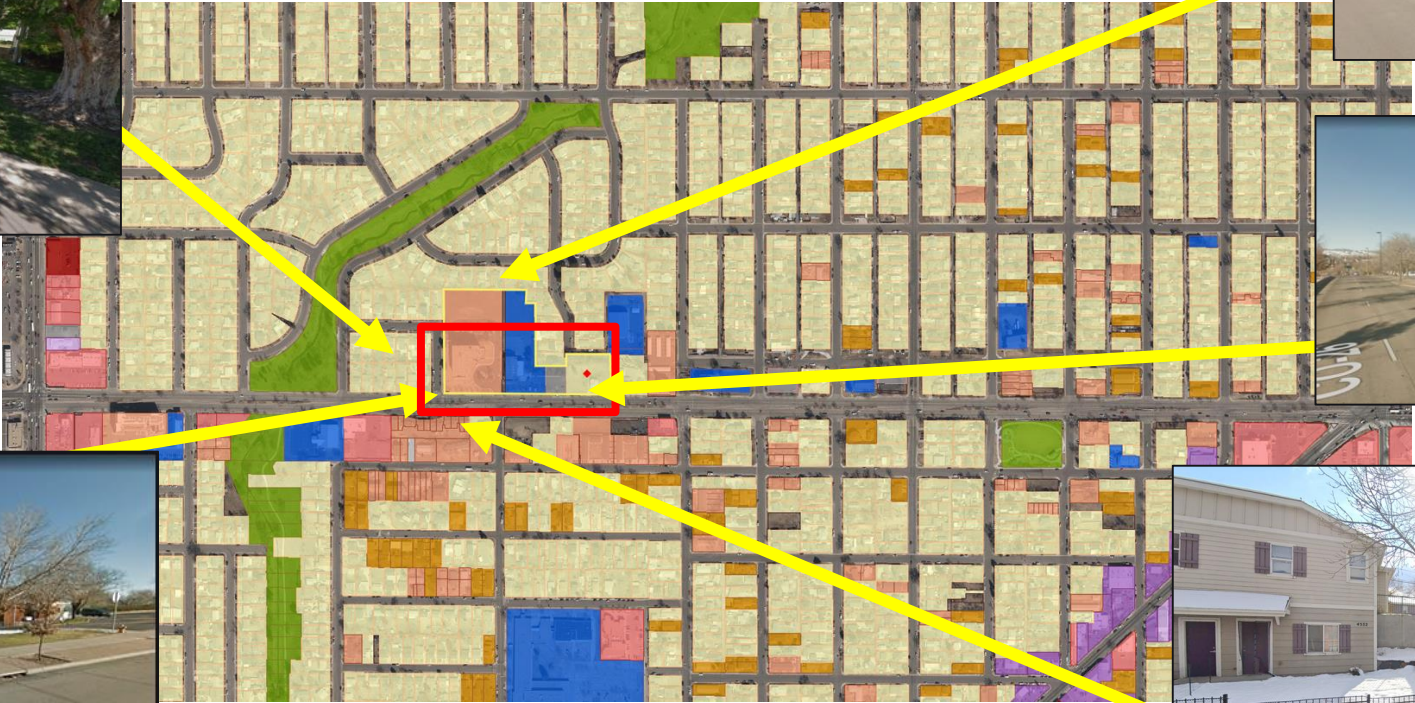


- Land Use: Public/Quasi-Public, Multi-Unit Residential, Parking, & Single-Unit Residential
- Surrounding Land Uses:
 - Public/Quasi Public
 - Single-Unit Residential
 - Multi-Unit Residential
 - Two-Unit Residential
 - Park/Open Space
 - Commercial/Retail
 - Office

Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 6/4/2020
- Planning Board Notice Posted: 9/1/2020
- Planning Board Public Hearing : 9/16/2020*
 - *Planning Board unanimously recommends approval
- LUTI Committee: 9/22/2020*
 - *LUTI unanimously votes to move application to full City Council
- City Council Public Hearing: 11/09/2020
- Public Comment
 - 3 neighbor and 1 RNO letters of support

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
 - Blueprint Denver (2019)
 - Barnum/Barnum West Neighborhood Plan (1986)
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

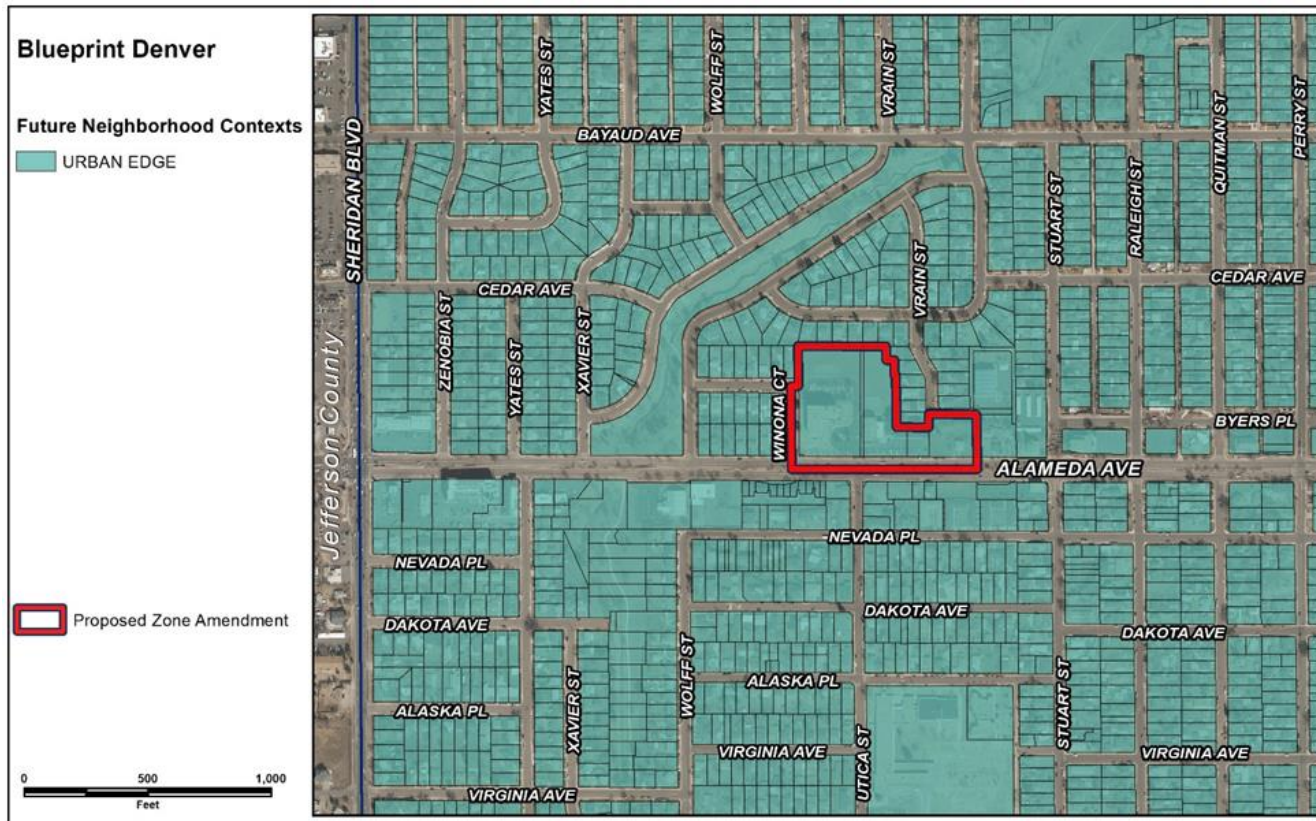
Consistency With Adopted Plans

Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive Goal 2, Strategy D** – *Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily development (p. 28).*
- **Economically Diverse and Vibrant Goal 1, Strategy A** – *Improve economic mobility through workforce training, career development, quality education and wealth creation (p. 46).*
- **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).*

Consistency With Adopted Plans

Blueprint Denver (2019)

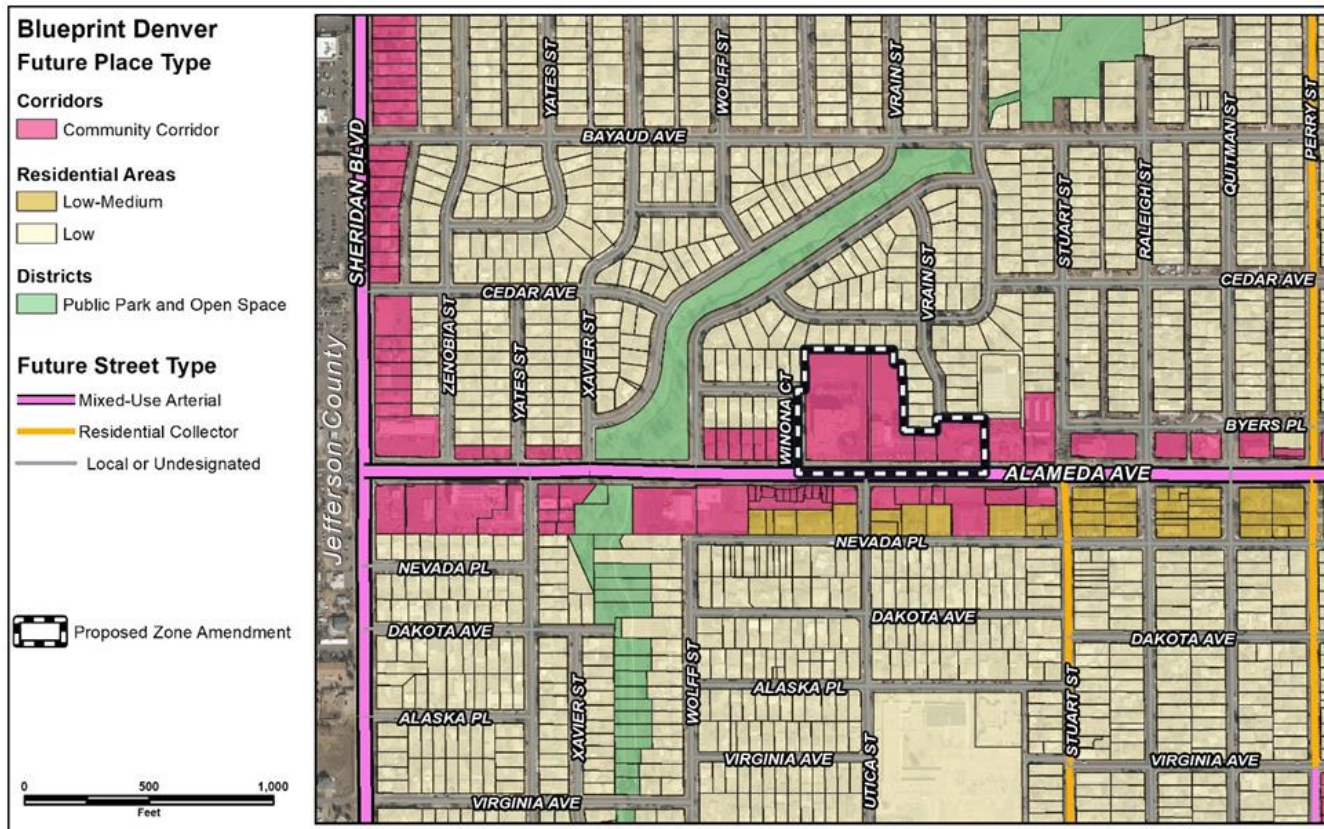


Future Context – Urban Edge

- The Urban Edge neighborhood context “contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas” (p. 136).
- The intent of the proposed E-MX-3 district is to “promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC, Section 4.2.4).

Consistency With Adopted Plans

Blueprint Denver (2019)

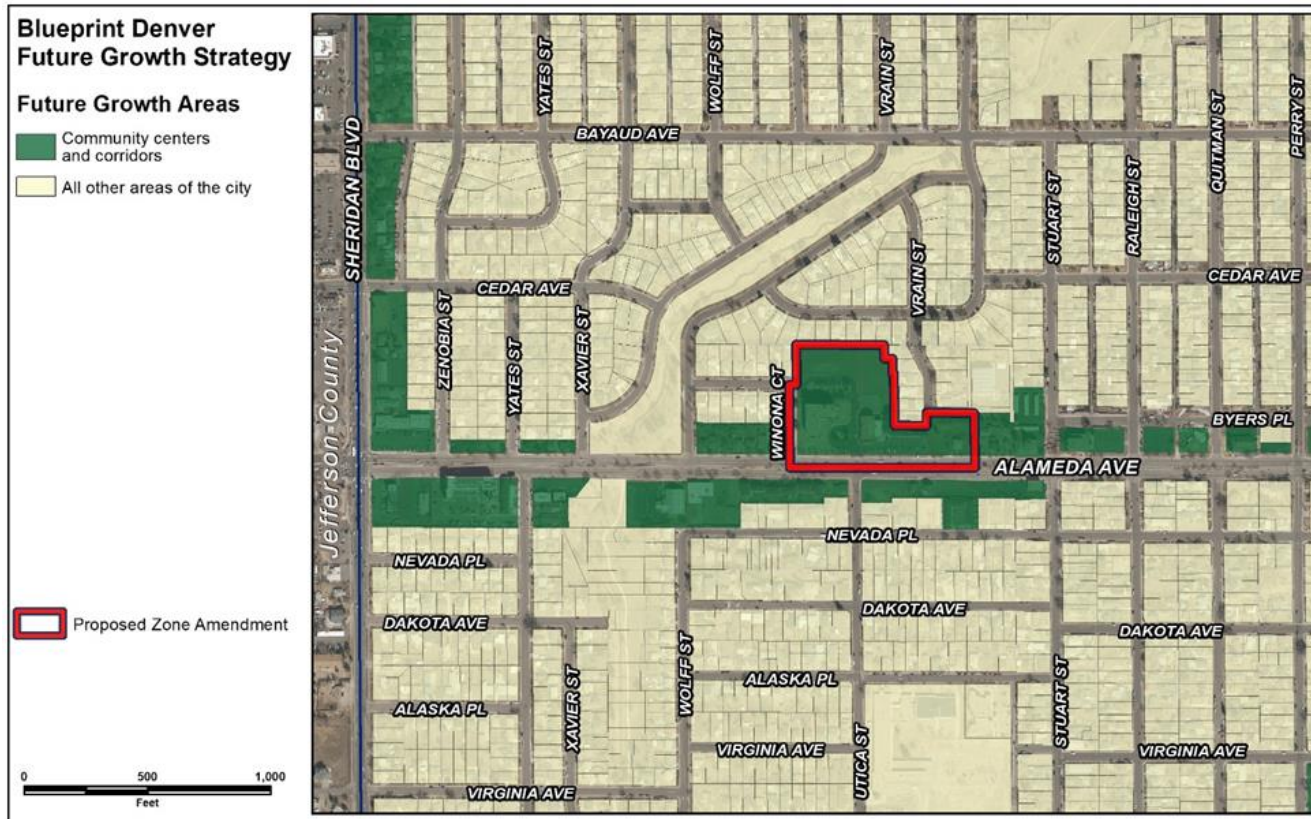


Future Place – Community Corridor

- A balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses.
- Buildings have a distinctly linear orientation along the street with narrow setbacks. Building scale and footprints along community corridors are typically mid- to large-scale, with the highest intensity at mobility hubs services
- In a community corridor, the Urban Edge neighborhood context, recommended heights are generally up to 5 stories
- Due to shorter lot depths, special attention is needed for transitions to nearby residential areas

Consistency With Adopted Plans

Blueprint Denver (2019)

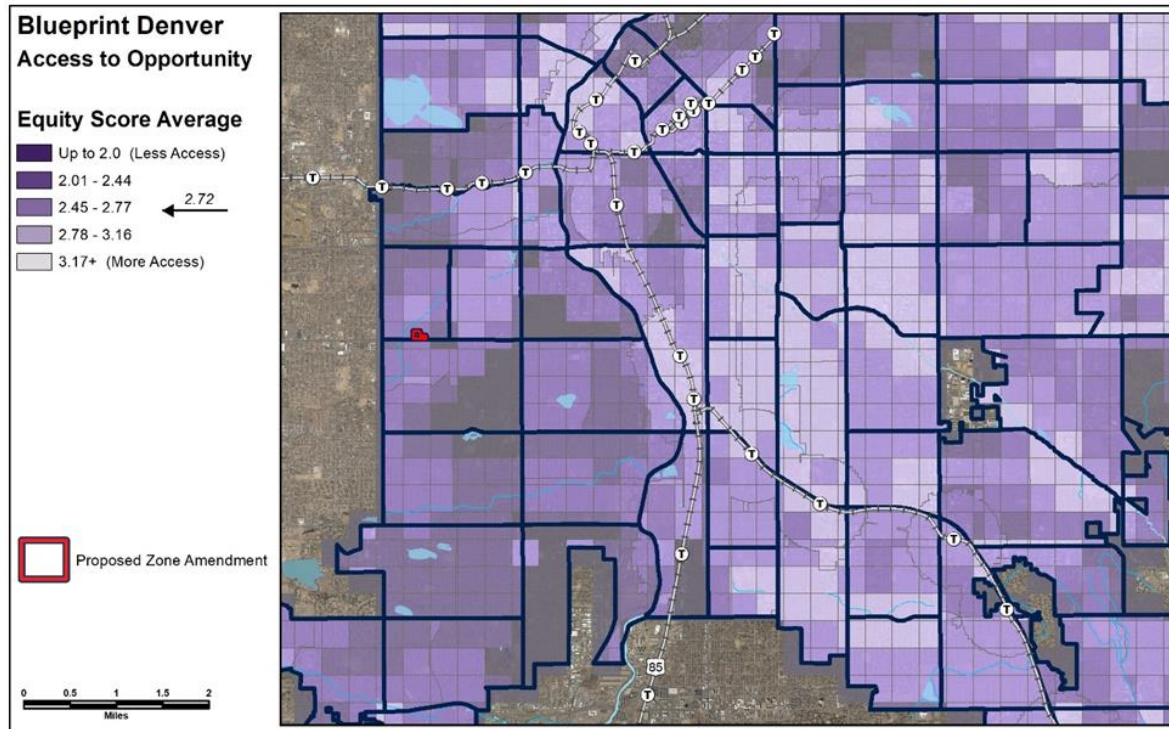


Growth Areas Strategy – Community Centers & Corridors

- Anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

Consistency With Adopted Plans

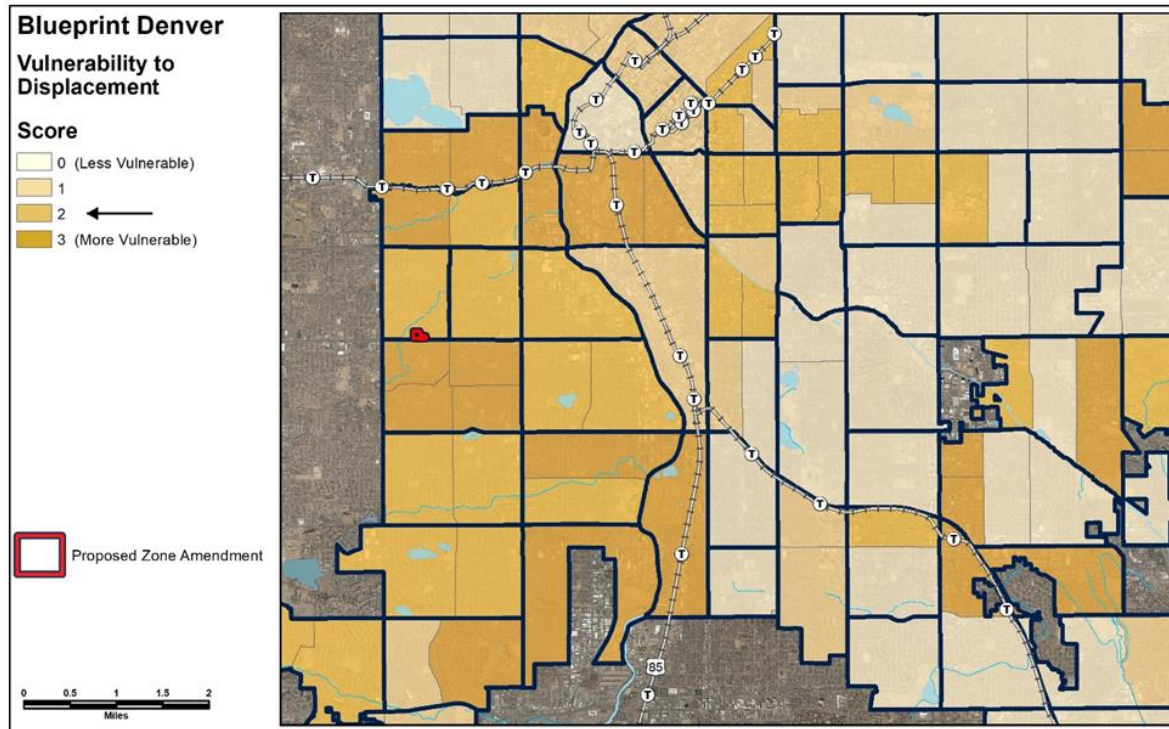
Blueprint Denver (2019) - Access to Opportunity



- Moderate access to opportunity (social determinants of health, access to healthcare, child morbidity and built environment subjects)
- High access to centers and corridors measurement
- Less equitable access to transit

Consistency With Adopted Plans

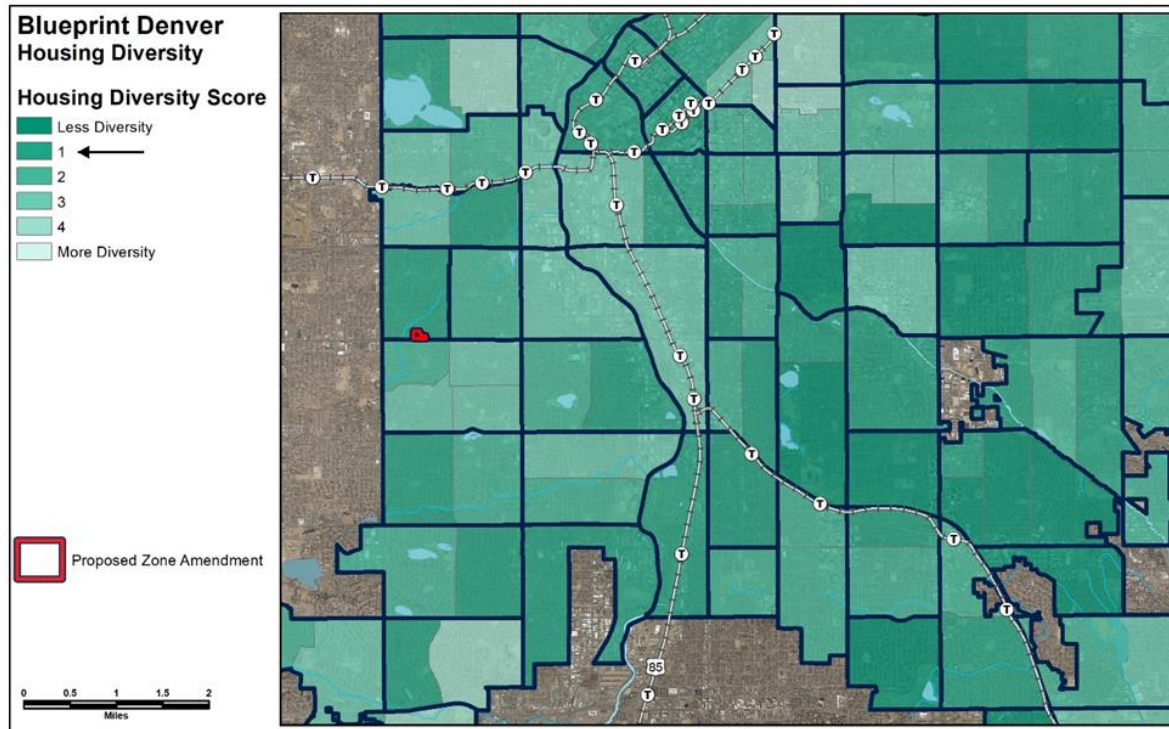
Blueprint Denver (2019) - Vulnerability to Involuntary Displacement



- Moderate-to-high vulnerability to involuntary displacement
- Not vulnerable in Rental Occupancy Ratio. Vulnerable in Median Household Income Ratio and Bachelor's Degree Attainment Ratio

Consistency With Adopted Plans

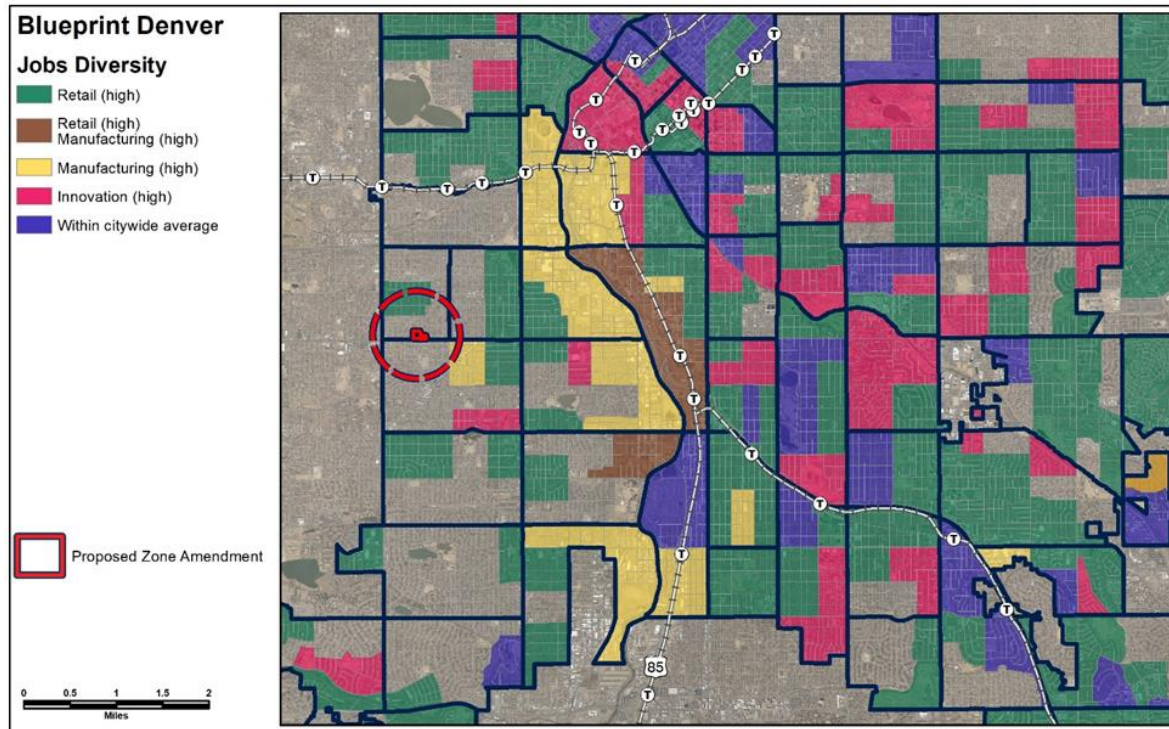
Blueprint Denver (2019) – Expanding Housing and Jobs Diversity



- Overall low housing diversity
- Low diversity (percent of middle-density housing, housing costs, number of affordable units, and tenure diversity)
- High diversity with home size

Consistency With Adopted Plans

Blueprint Denver (2019) – Expanding Jobs Diversity



- The map shows the mix of jobs, depicted by color, within the city.
- Block groups with less than 100 total jobs (including the area of the property in question) were removed from the map.

Review Criteria: Consistency with Adopted Plans

BARNUM/BARNUM WEST NEIGHBORHOOD PLAN



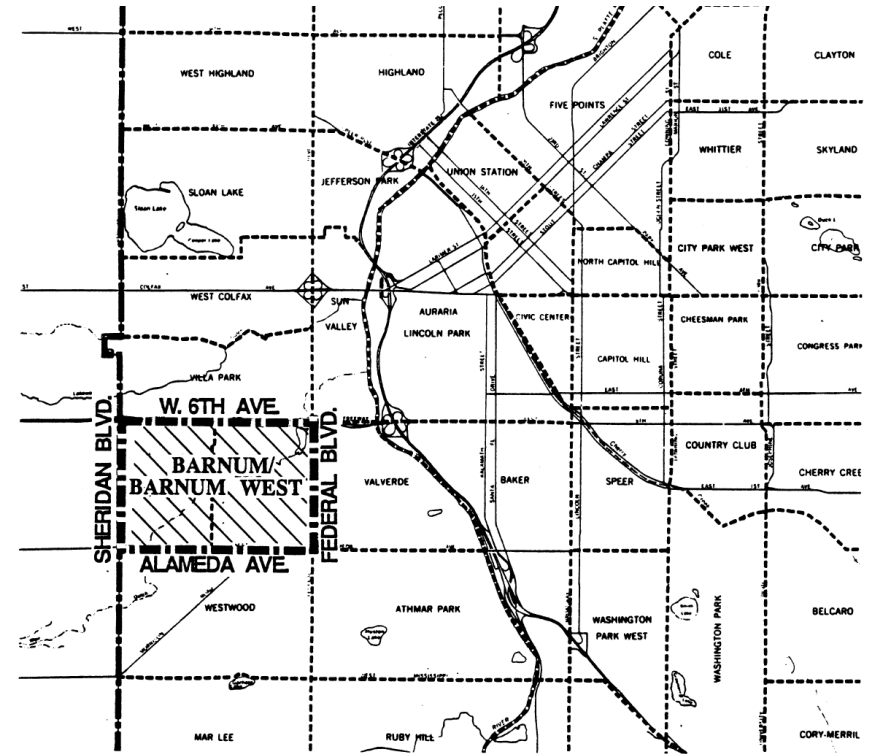
DENVER PLANNING AND COMMUNITY DEVELOPMENT
DECEMBER 1986

- Land Use and Zoning Concerns (p.1)
 - Inappropriate businesses located in the neighborhood
 - Non-conforming uses
 - Poor location of commercial development
 - Absentee landowners
 - Inappropriate zoning in residential areas and along arterials
 - Poor maintenance of housing
 - Lack of building code enforcement
 - Declining business areas
 - Lack of new housing
 - High housing turnover/neighborhood instability

Review Criteria: Consistency with Adopted Plans

Land Use and Zoning – Recommendations (p. 2/3)

- Maintain residential zoning along West Alameda
- Develop setback and landscape policies for new developments within neighborhood business zones
- Encourage new business to locate in areas already zoned for business use
- Maintain residential zoning in areas which currently exist
- Develop owner-occupied infill housing
- City should attempt to relieve traffic congestion at the intersection of Federal and Alameda, and Sheridan and Alameda



**BARNUM/ BARNUM WEST
NEIGHBORHOOD**
LOCATION MAP

Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Mixed use zone districts enable a mix of uses on one zone lot allowing people to live, work, and play, reducing car trips and achieving improved public health outcomes

4. Justifying Circumstances

- Change to such a degree that the proposed rezoning is in the public interest
- Retained Former Chapter 59 PUD zoning

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

Review Criteria

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Staff Recommendation

CPD recommends City Council **approve** the application, based on finding that all review criteria have been met

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