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# 1600 North Hooker Street

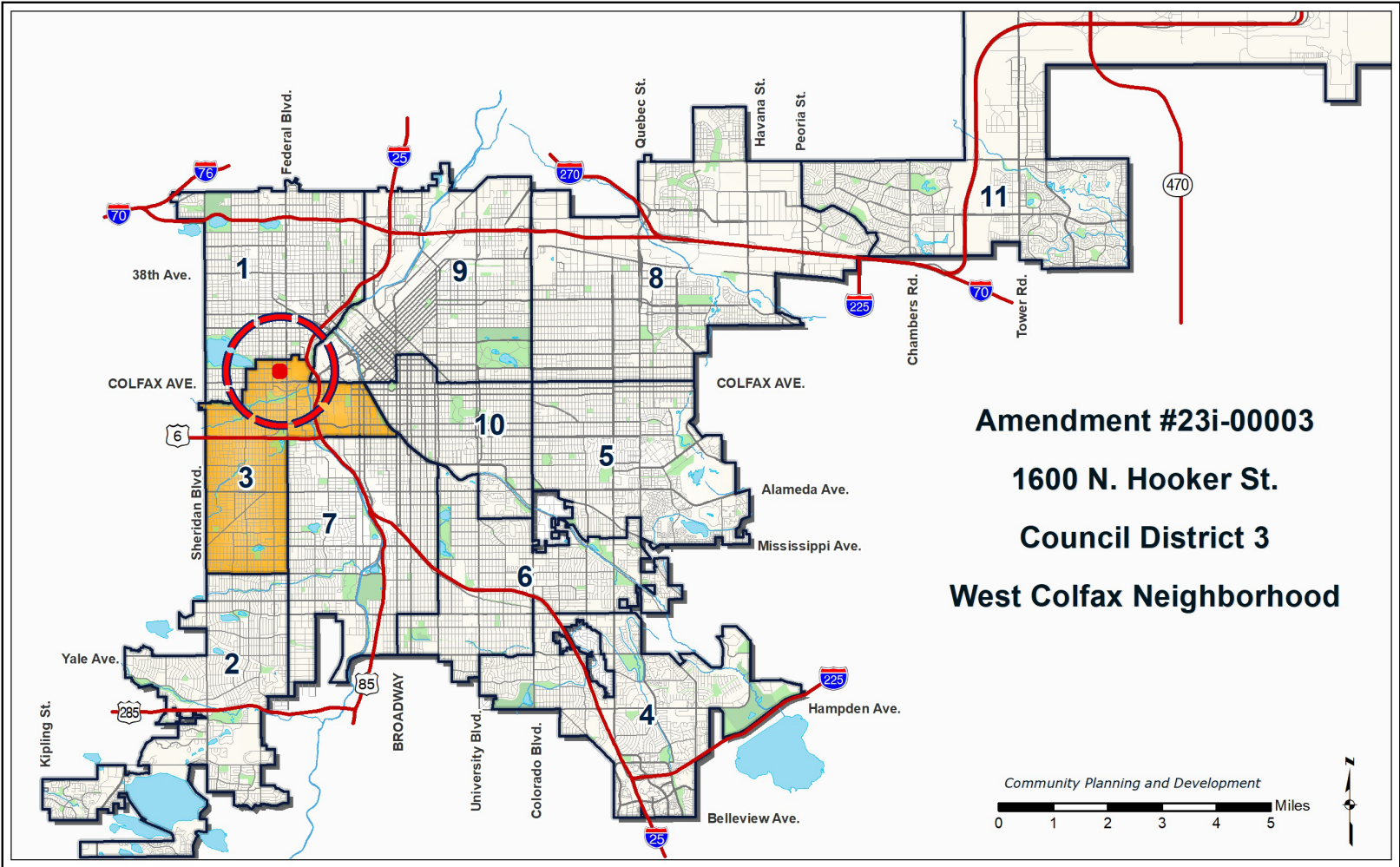
2023I-00003

Request: R-2-A to G-RX-5

Denver City Council: September 25, 2023

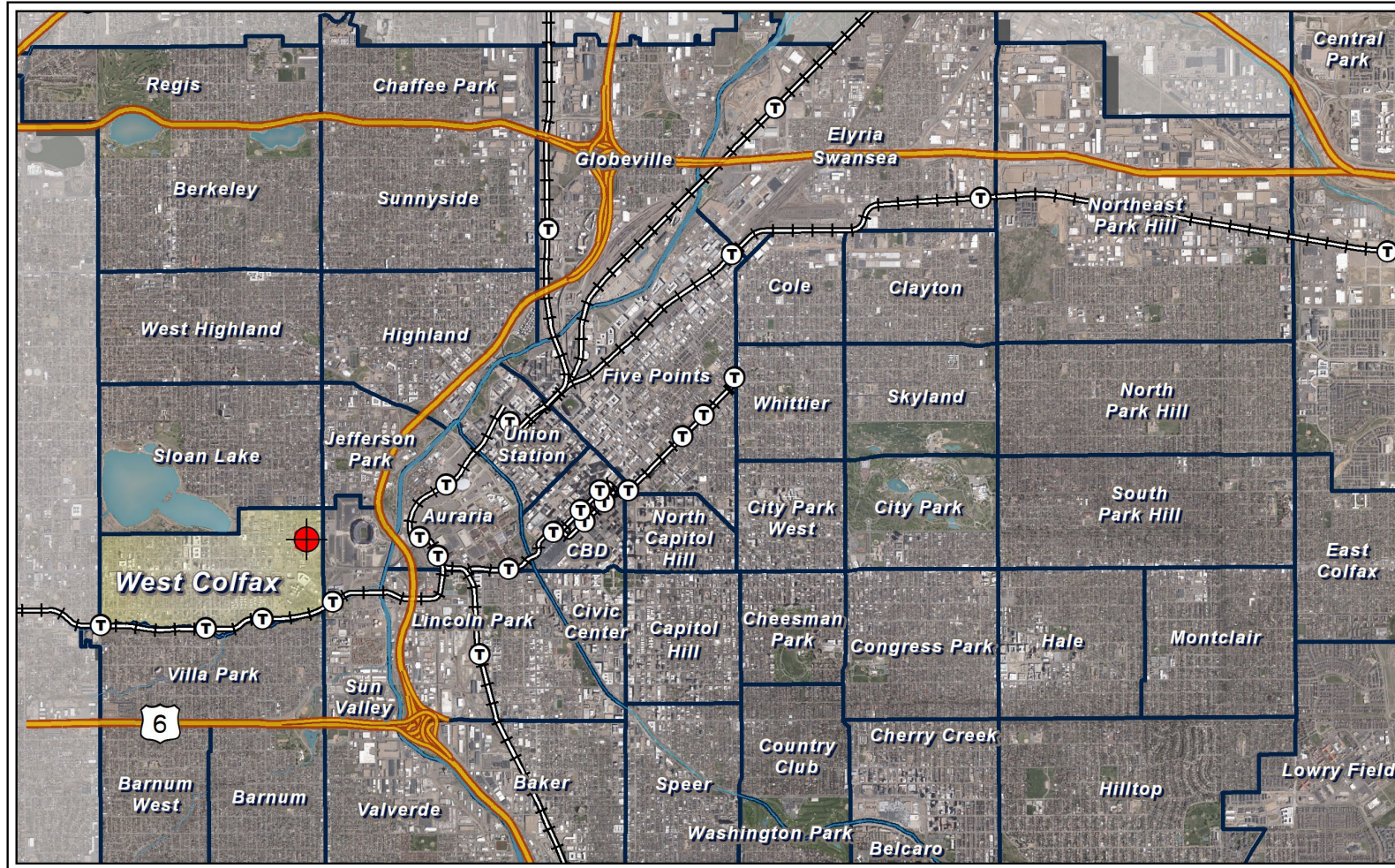
Presenter: Rob Haigh

# Council District 3 (Jamie Torres)





# West Colfax Neighborhood





# Request to Rezone from R-2-A to G-RX-5



## Location

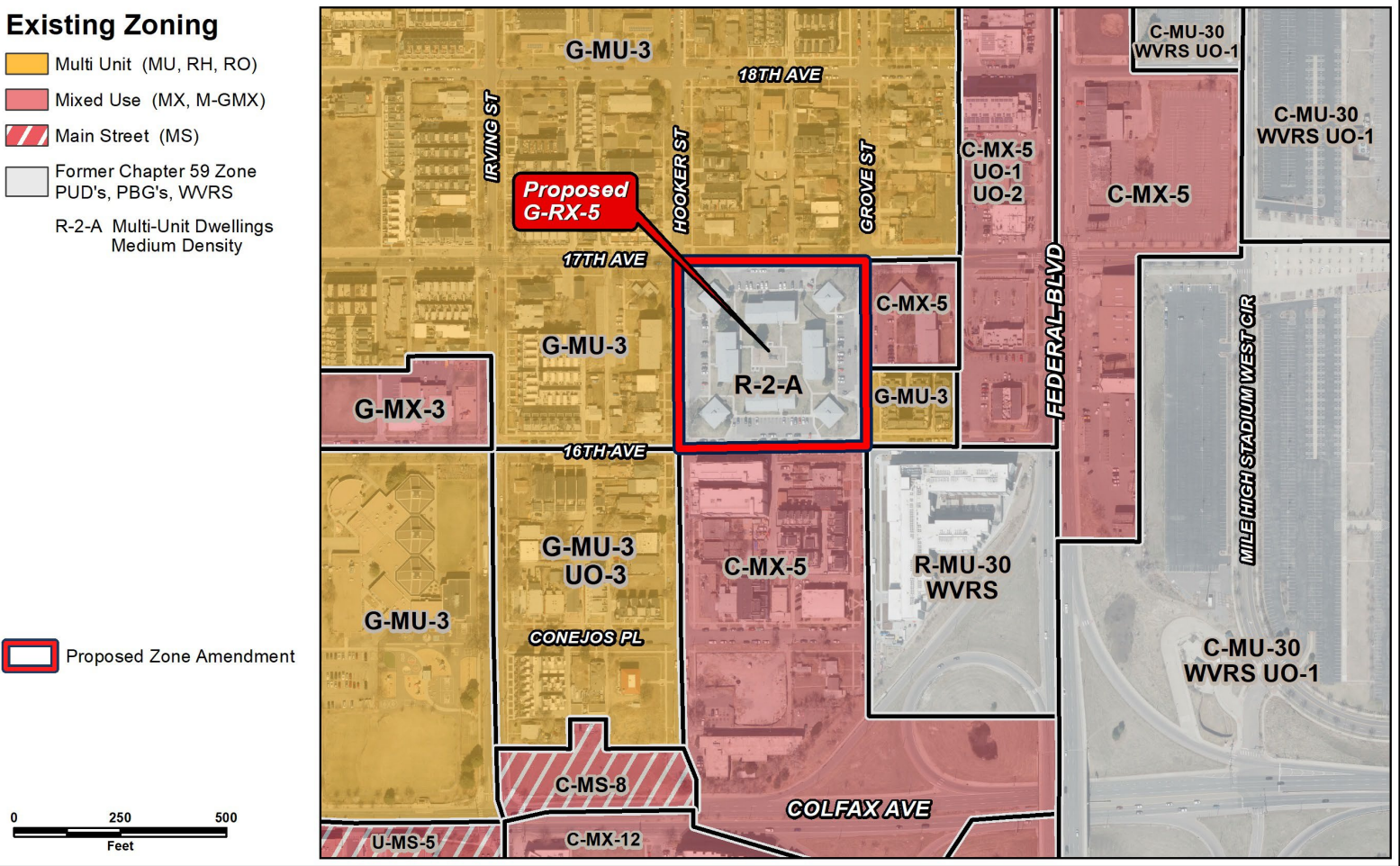
- Approx. 130,320 sq. ft. (3.1 acres)
- Existing affordable multi-unit development

## Proposal: R-2-A to G-RX-5

- Existing:
  - Existing zoning includes a PBG
  - PBG states maximum number of units and building configuration
- Proposed:
  - 5-story maximum building height
  - Residential Mixed-Use district
  - Removed PBG



# Existing Zoning



**Current Zoning: R-2-A**

- Former Chapter 59 district
- Retained due to PBG

**Surrounding Zoning:**

- G-MU-3
- C-MX-5

**Transition from Mixed Use to Residential**

# G-RX-5 & G-MS-5

General Urban (G-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Row House (RH)	G-RH-3		■	■		■							
Multi Unit (MU)	G-MU-3, -5		■	■			■	■	■				
	G-MU-8, -12, -20		■	■				■	■				
Residential Office (RO)	G-RO-3, -5		■	■				■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	G-RX-3, -5							■					■
Mixed Use (MX)	G-MX-3							■		□	□	■	■
Main Street (MS)	G-MS-3, -5							■		□	□		■

■ = Allowed    □ = Allowed subject to geographic limitations \*See Section 1.2.3.5 for exceptions



# G-RX-5 & G-MS-5

Key Differences	G-RX-5	G-MS-5
Allowed Building Forms	Shopfront and Town House only	Also allows Drive-thru forms
Uses in Shopfront Form	All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max	All permitted Primary Uses shall be allowed within this building form.
Side Street (min build-to % within min/max range)	n/a	25% 0'/5' Residential Only Buildings: 0'/10'
Differences in Permitted Uses		Only in G-MS-5: Firearms Sales/services, Automobile Uses, Certain Industrial and warehouse uses

# G-RX-5 Building Form Standards

F. Town House (Mixed Use Districts)



K. Shopfront

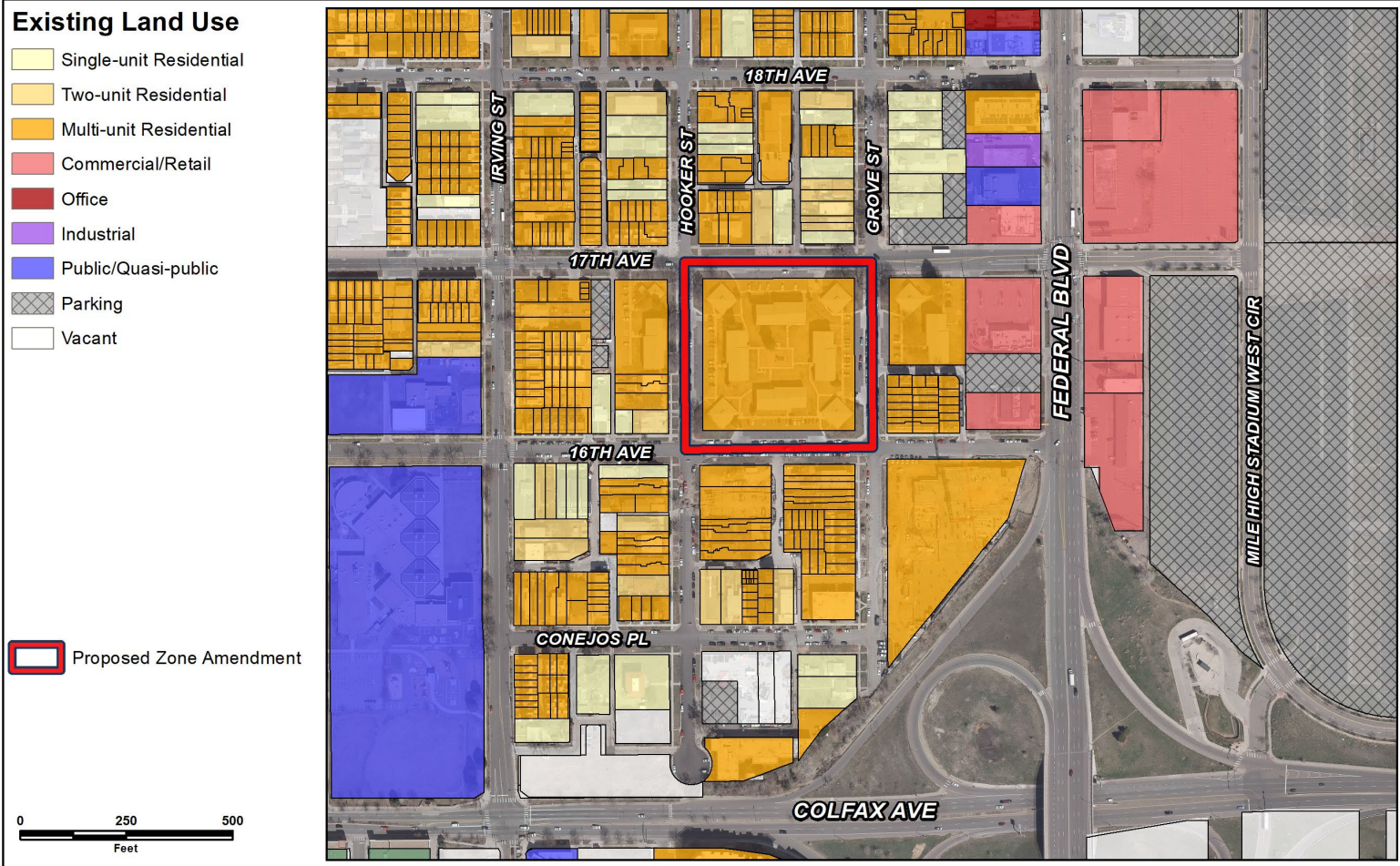


## Form Standards

- Transparency
  - Build-to
  - Dwelling Unit Orientation
  - Entry Features
- Shopfront - Uses allowed: All permitted Primary Uses shall be allowed, however
    1. Second Story and Above: Residential or Lodging Accommodations Uses Only; and
    2. Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max



# Existing Land Use



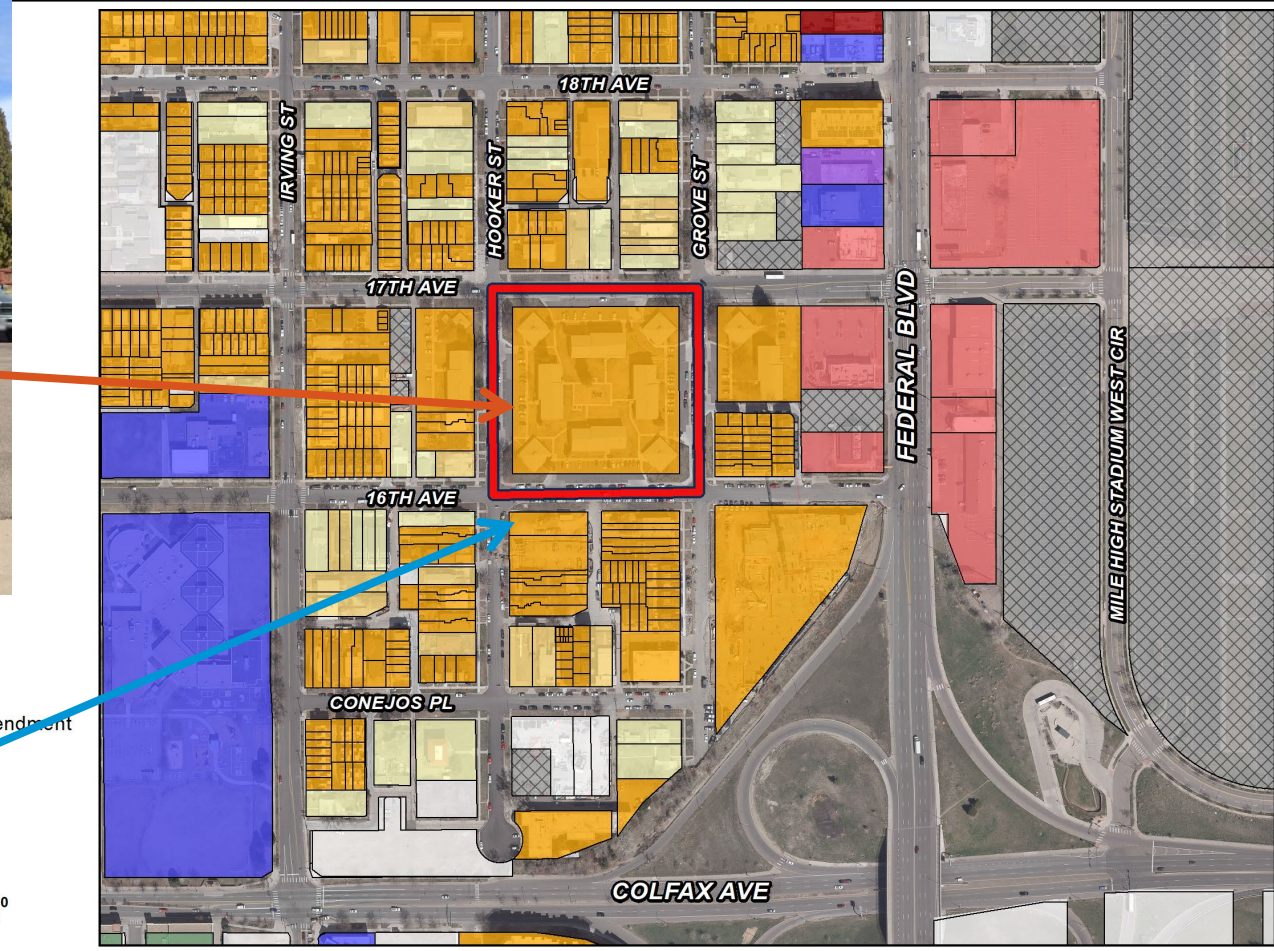
Land Use: Multi-unit Residential

## Surrounding Land Uses:

- Multi-Unit Residential
- Two-Unit Residential
- Single-Unit Residential



# Existing Building Form/Scale





# Process

- Informational Notice: **4/20/23**
- Planning Board Notice: **6/6/23**
- Planning Board Public Hearing: **6/21/23**
- LUTI Committee: **7/25/23**
- City Council Public Hearing: **9/11/23**

*The applicant is requesting that the public hearing be postponed to September 25, 2023*

# Public Comment

## Support

- 3 letters of support provided by the applicant from:
  - Boys and Girls Club of America
  - Principal of Lake Middle School
  - Sloan's Lake Citizens Group RNO
- 1 letter of opposition
  - highlights concerns about the proposed increase in maximum height



# 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)*
- *West Area Plan (2023)*

## 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 2040

## Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



## Climate

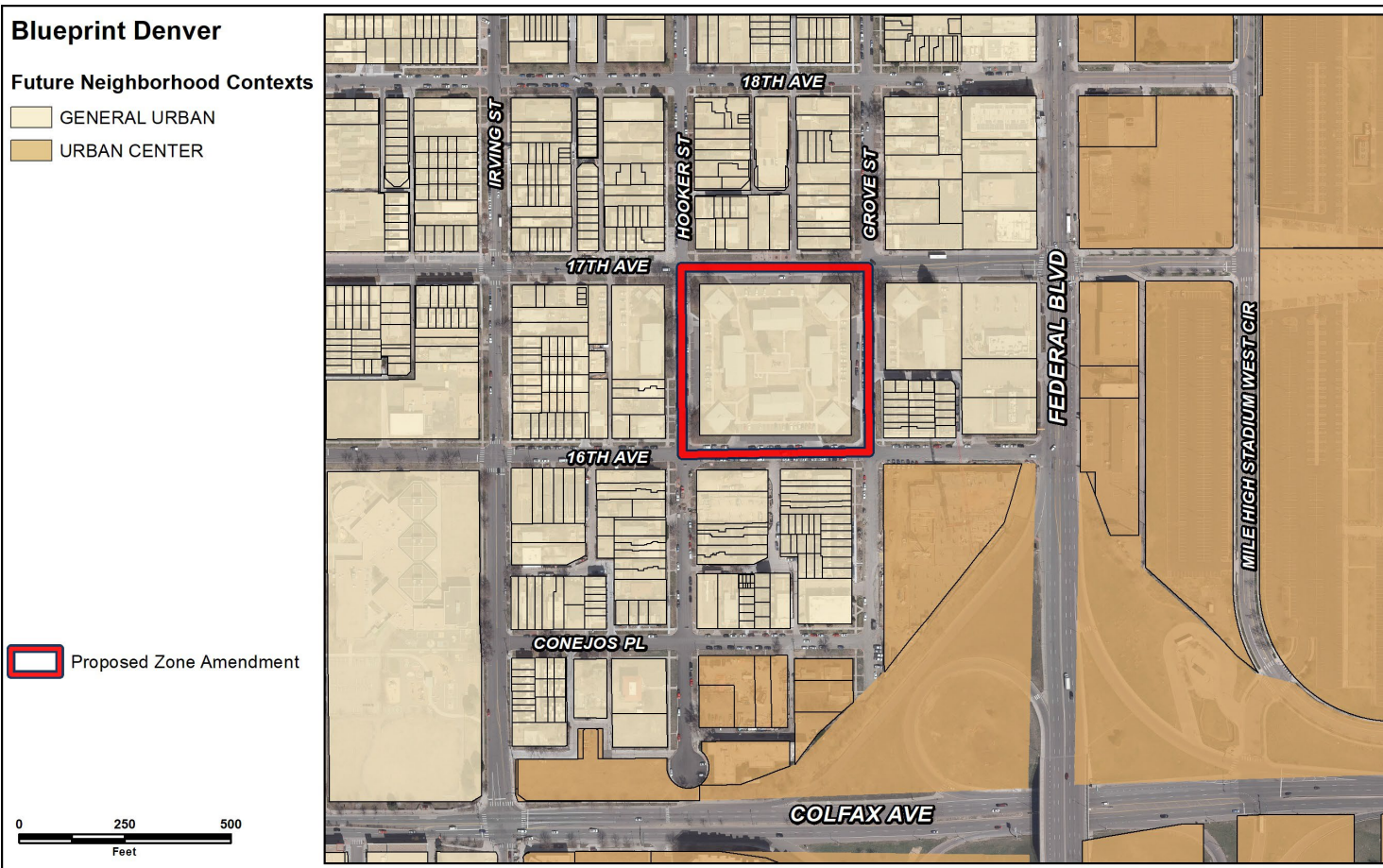
- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



# Blueprint Denver 2019

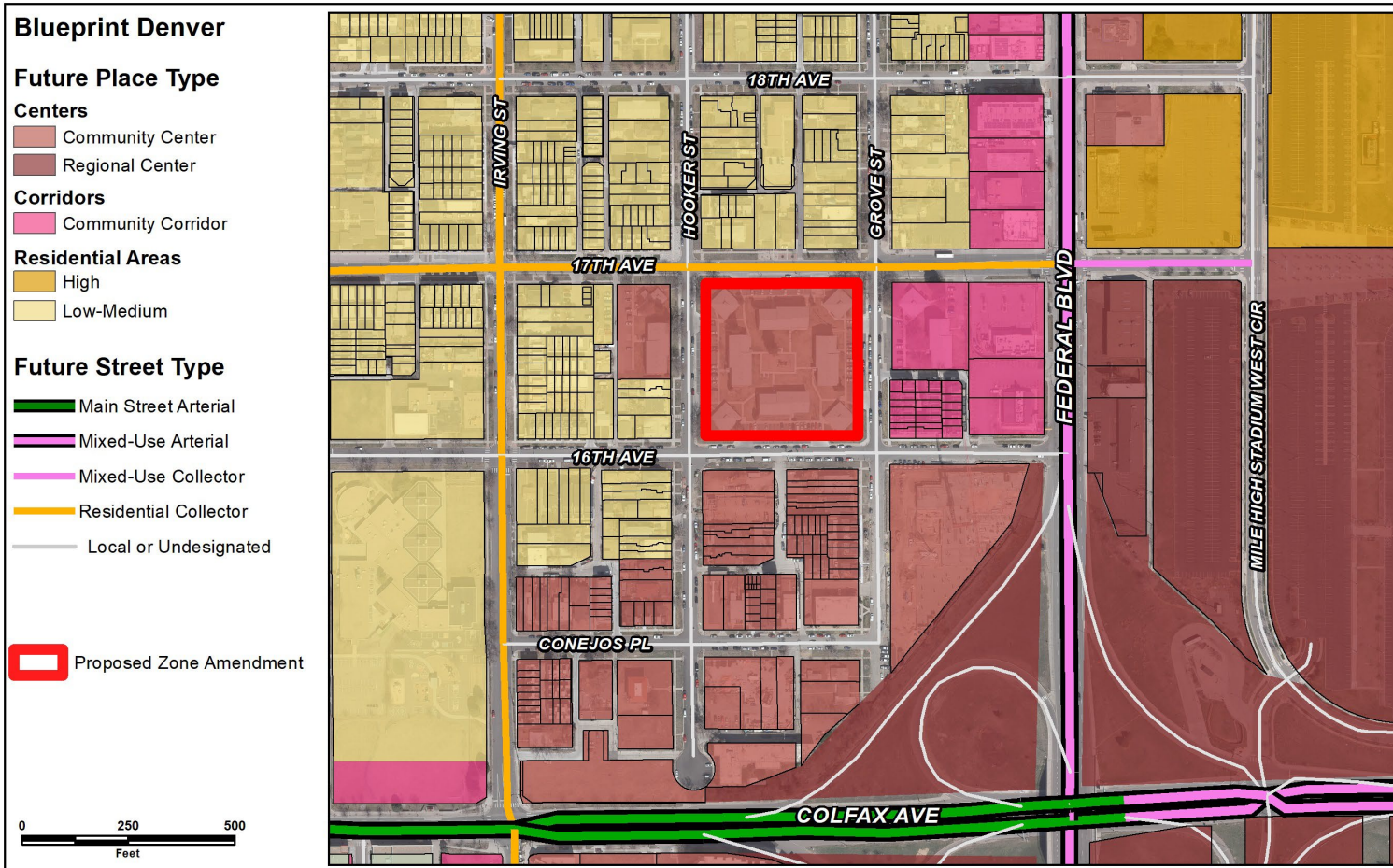
## General Urban Neighborhood Context

- Multi-unit residential is the most common with some single-unit and two-unit residential, commercial and mixed-use embedded.
- Block patterns are generally a regular grid with consistent alley access.
- Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses.





# Blueprint Denver 2019



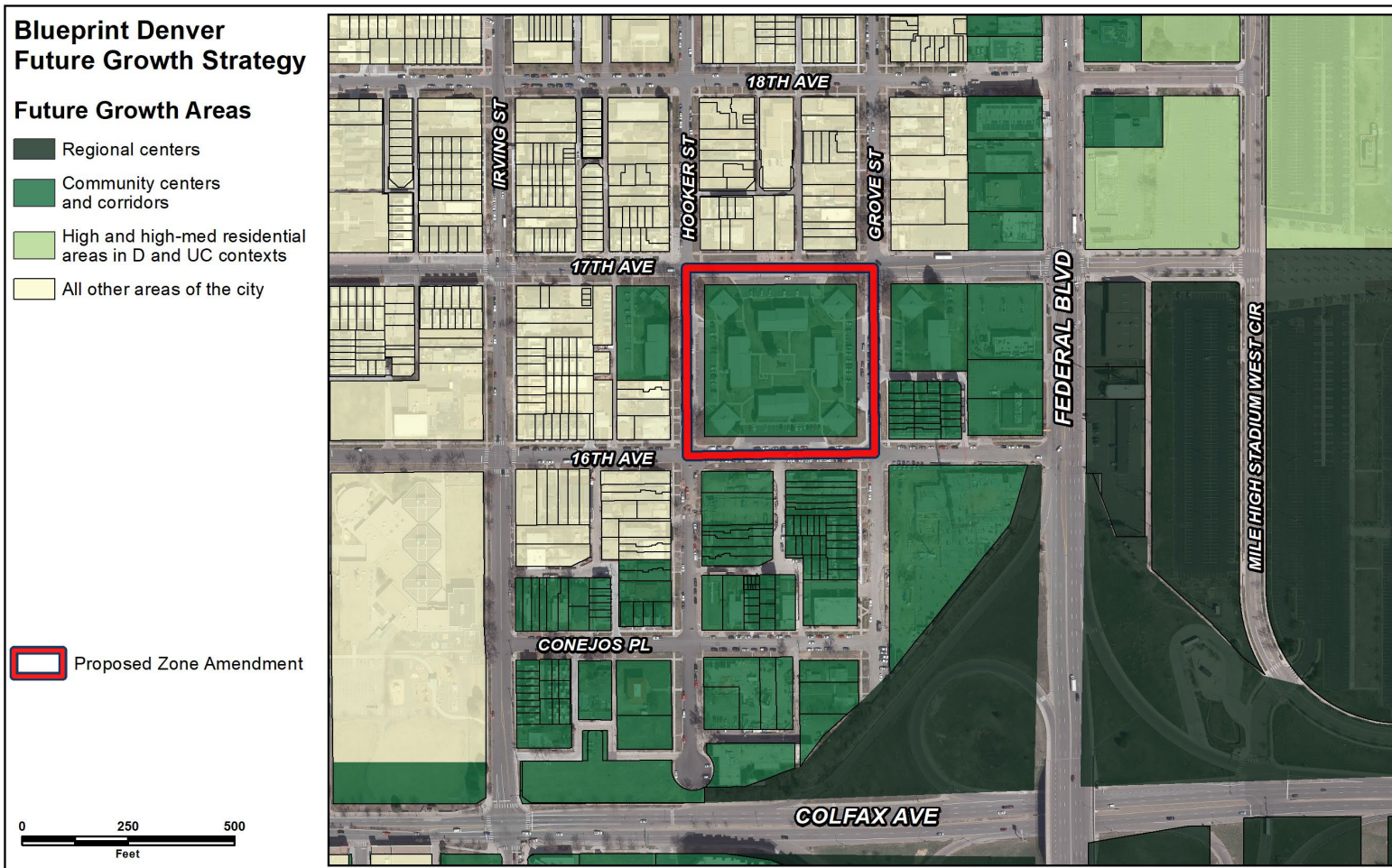
## Community Center

- Typically provides some mix of office, commercial and residential uses.
- Activity levels will vary depending on the type and mix of uses.
- Buildings are larger in scale than local centers and orient to the street or other public spaces.
- Strong degree of urbanism with mostly continuous building frontages to define the public realm.
- Heights are generally up to 8 stories and should transition gradually within the center to the surrounding residential areas.

## Future Street Type

- 17<sup>th</sup> Avenue: Residential Collector
- Meade Street: Local or Undesignated

# Blueprint Denver



- **Growth Areas Strategy:  
Community Center**

- 20% jobs by 2040
- 25% housing by 2040



# 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.





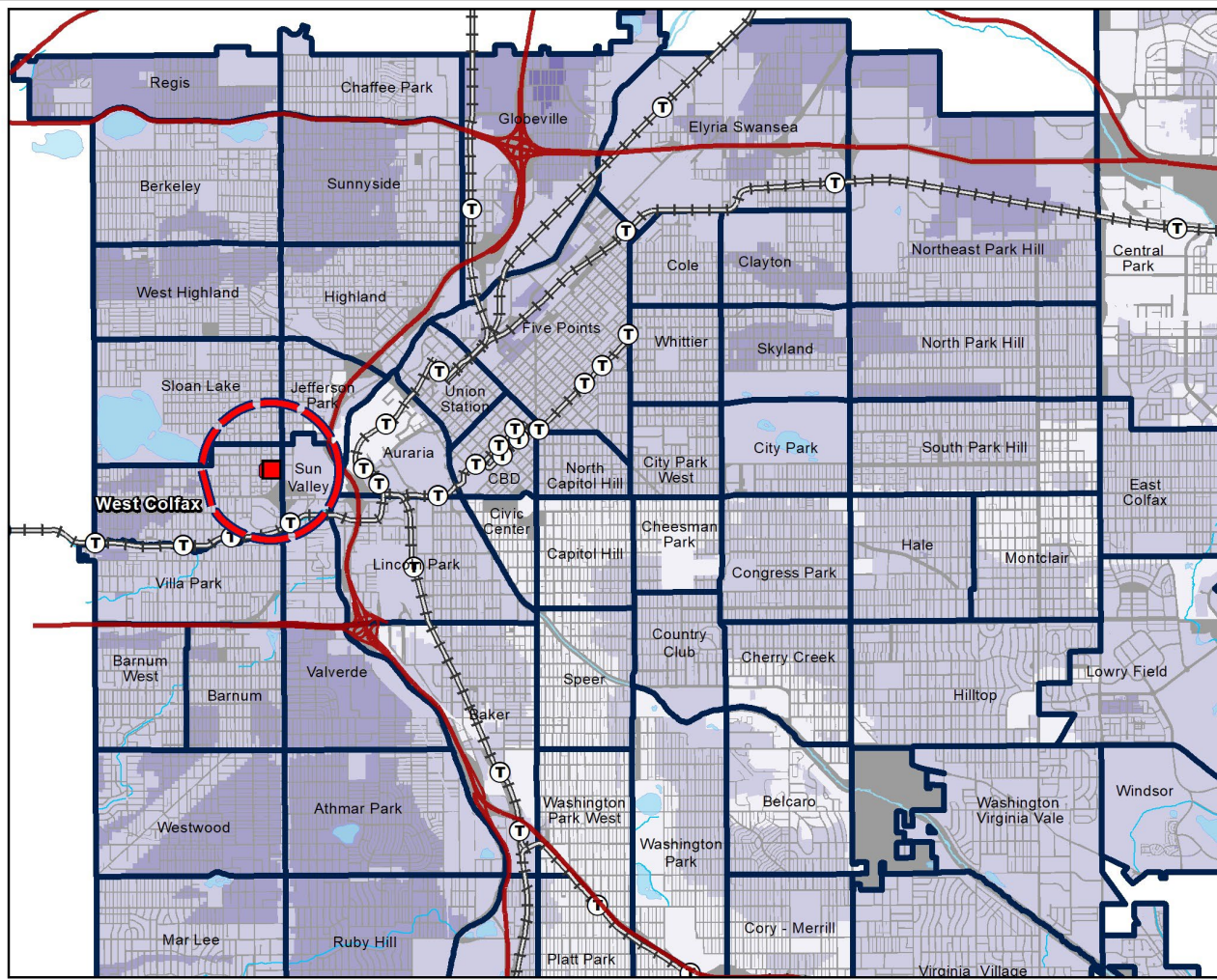
# Blueprint Denver – Equity Analysis

## Blueprint Denver Access to Opportunity

### Equity Score Average



Proposed Zone Amendment



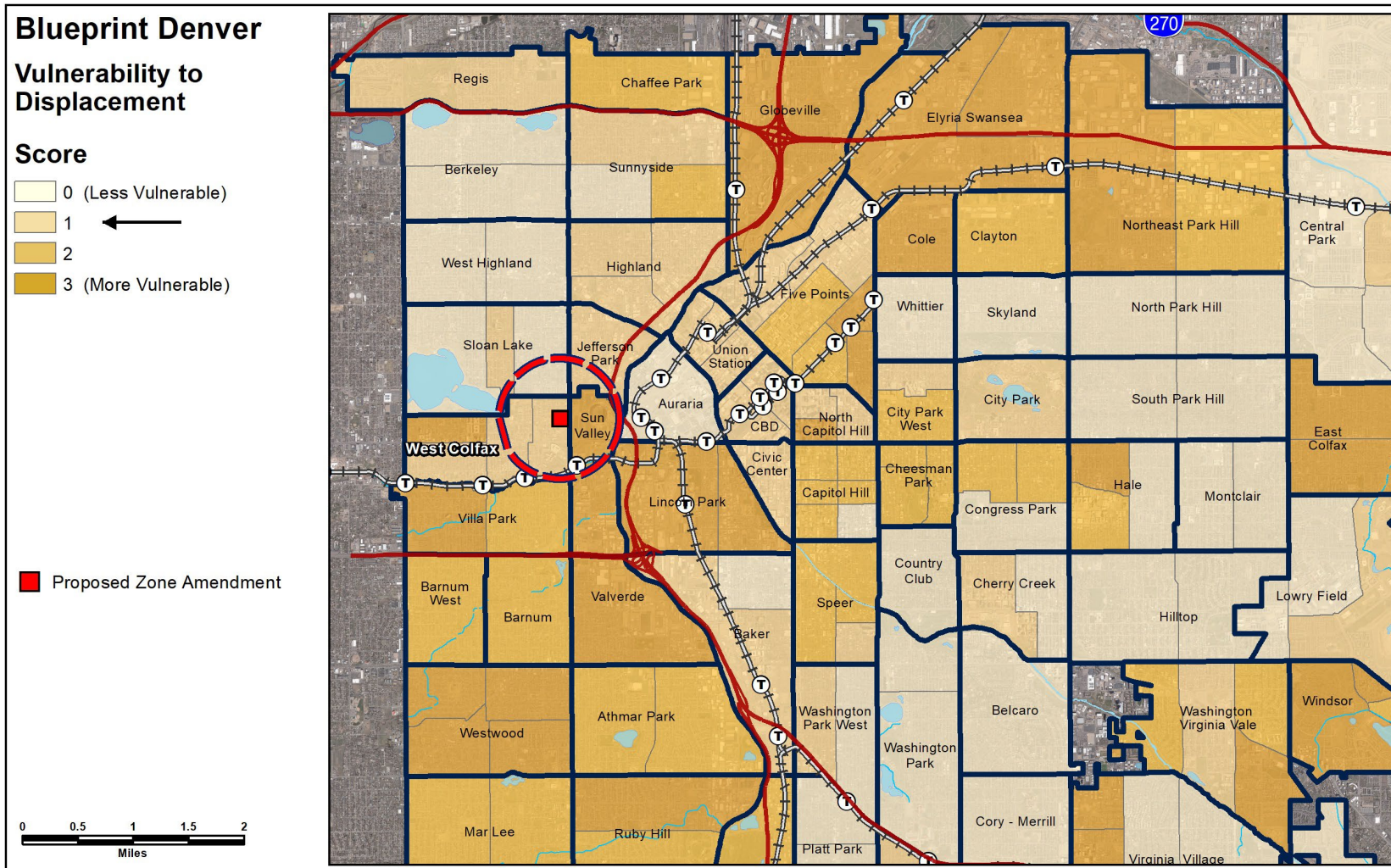
## Access to Opportunity

- Lower access to healthcare
- Lower access to fresh food
- Lower Life expectancy
- Higher Child obesity

(Higher scores in built environment and access to urban centers and corridors)



# Blueprint Denver – Equity Analysis



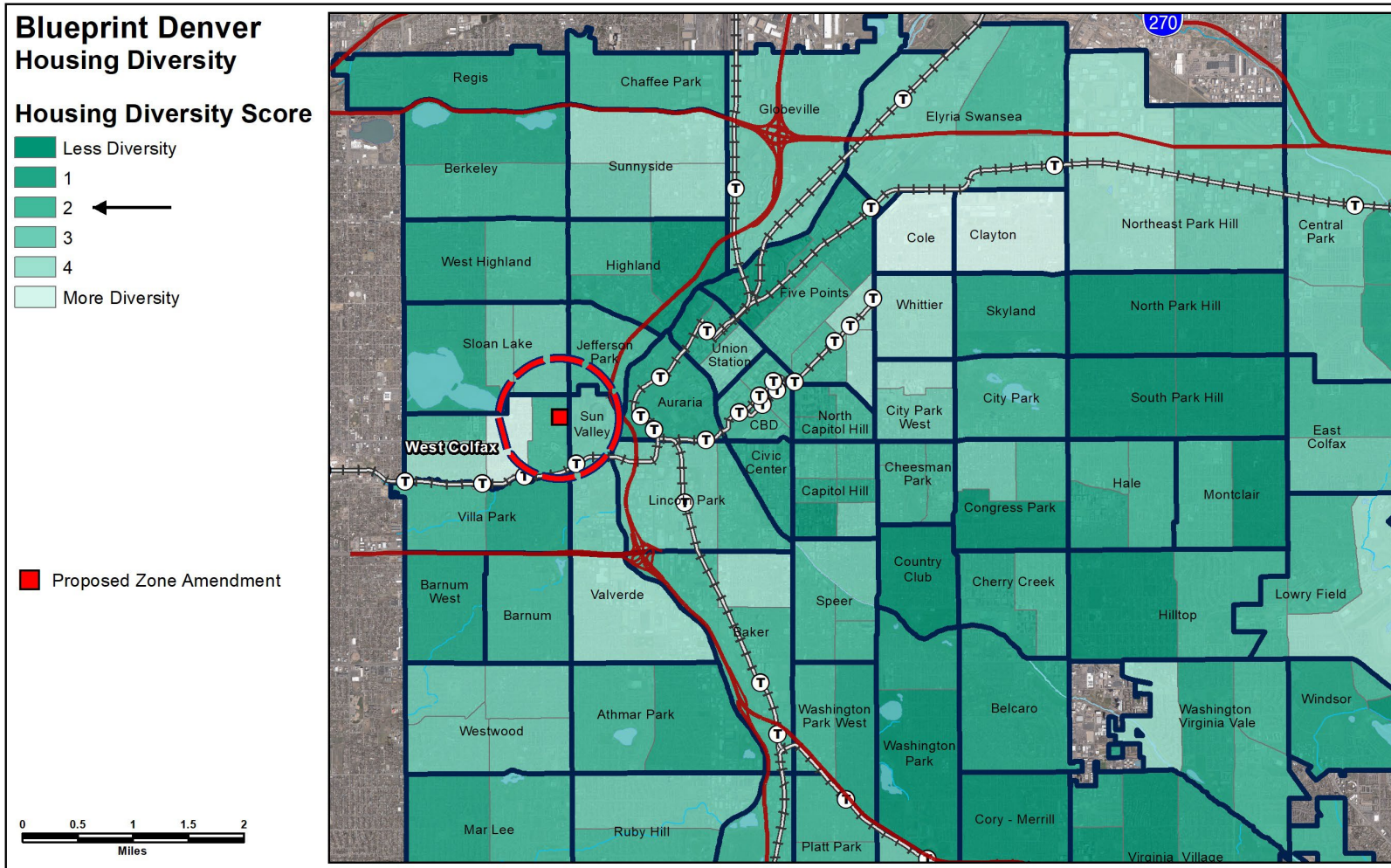
## Vulnerability to Involuntary Displacement

- Higher percentage of rental occupancy

(higher scores in educational attainment and median household income)



# Blueprint Denver – Equity Analysis

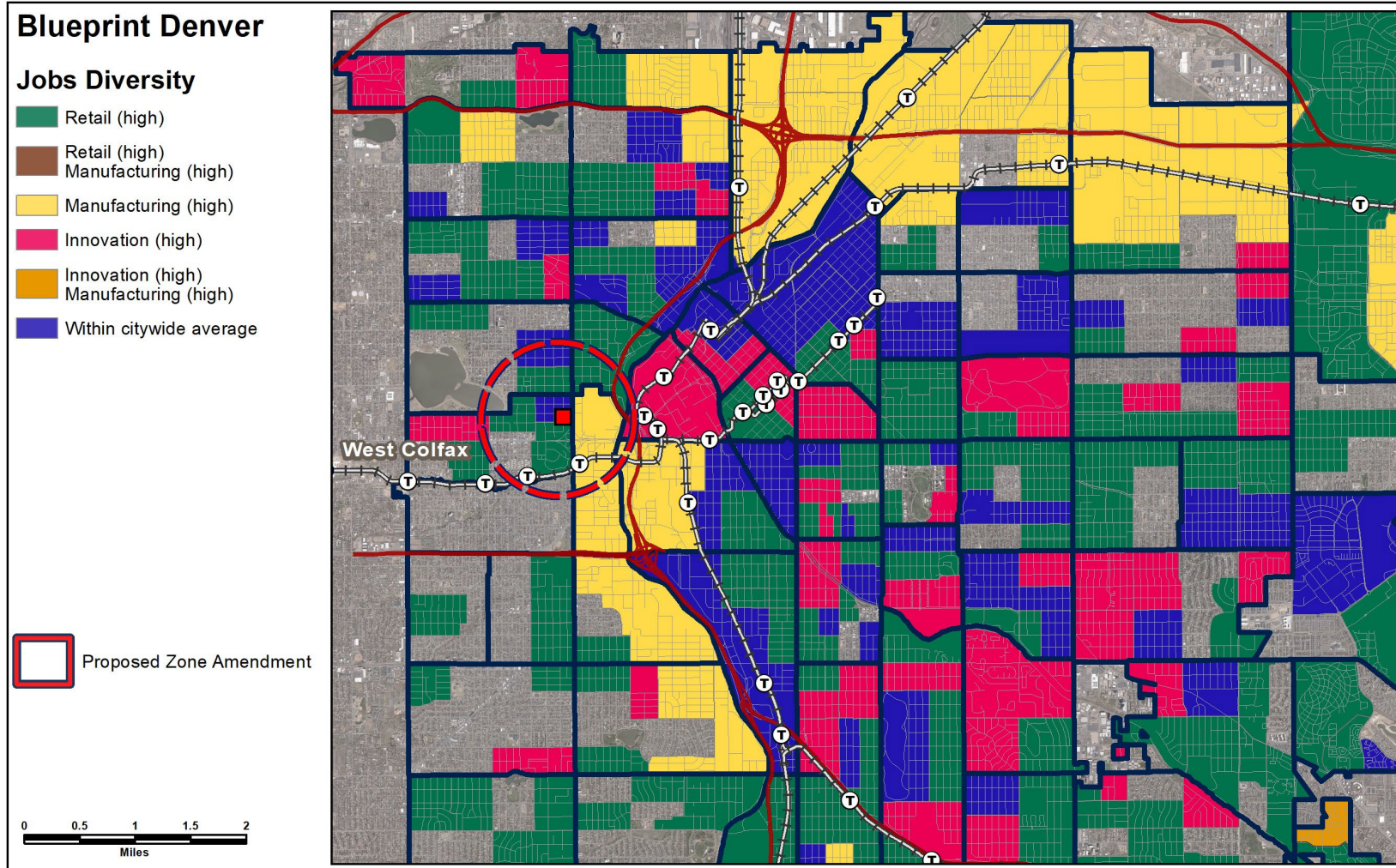


## Expanding Housing Diversity

- Lower diversity of housing types
- Higher percentage renters to owners
- Not diverse in bedroom count



# Blueprint Denver – Equity Analysis



## Jobs Diversity

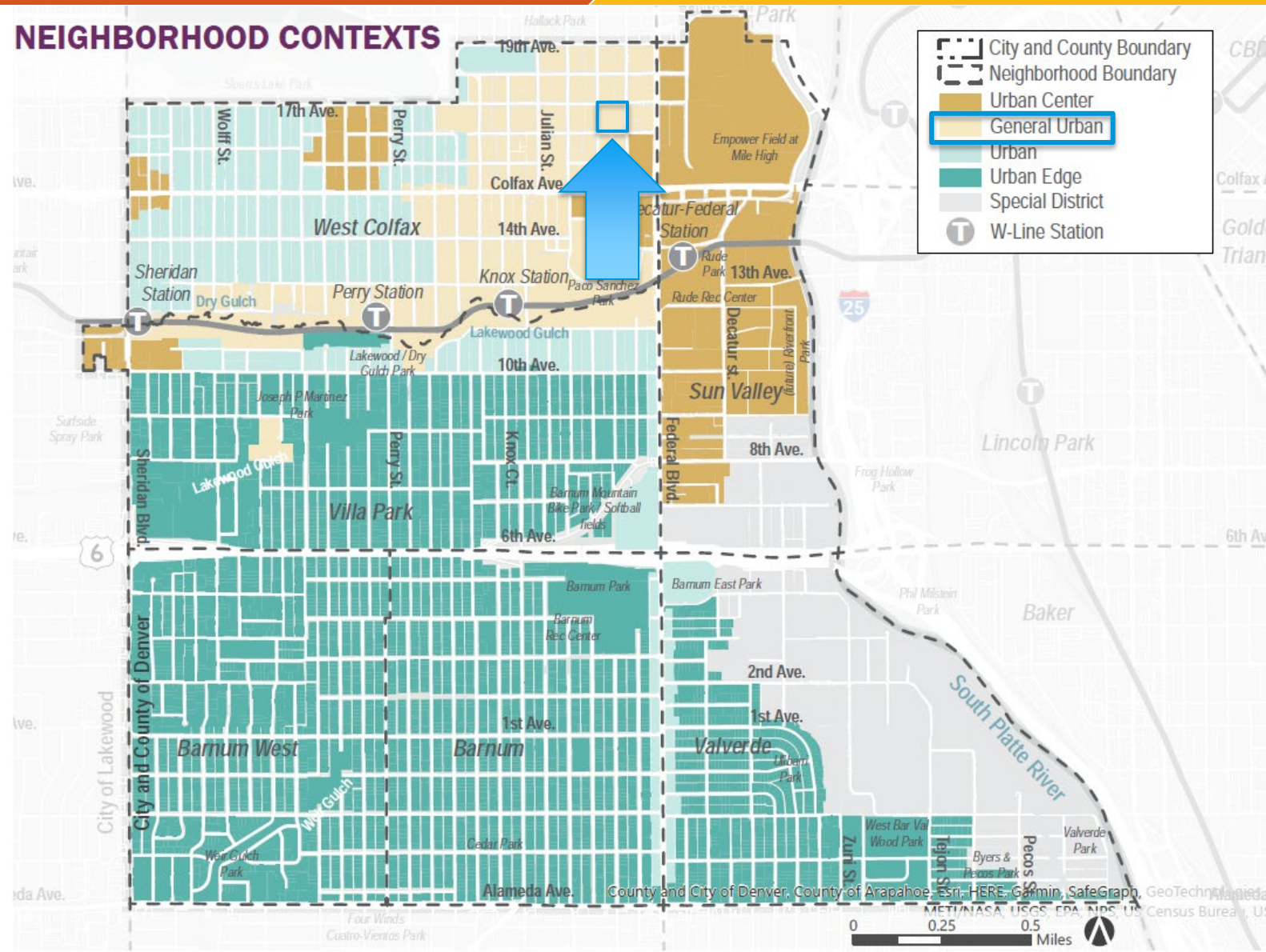
- Within City Average



# West Area Plan

## General Urban

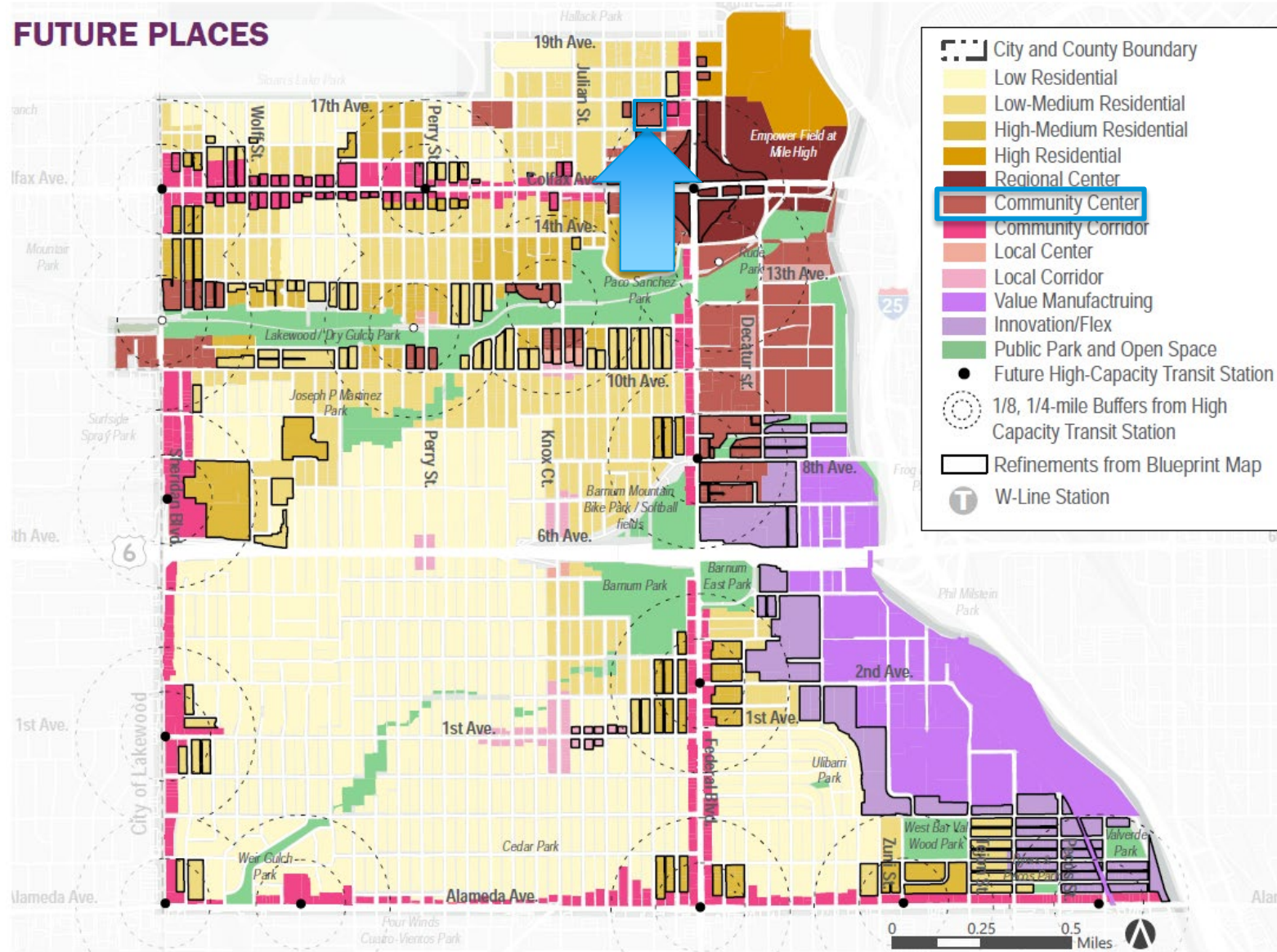
- primarily consists of rowhomes and townhomes with some single- and two-unit residential.
- This context serves as a transition between urban centers and other types of urban areas.
- Higher-density developments include larger multi-story residential and mixed-use/commercial buildings along Colfax Avenue and Federal Boulevard, and near the Regional Transportation District's West light rail line station platforms along the Lakewood/Dry Gulch.



# West Area Plan

## Community Center

- Typically provides a mix of office, commercial, and residential uses.
- Buildings are larger than those found in local centers and orient to the street and other public spaces.
- There is a strong degree of urban design with continuous building frontages that define the public realm.

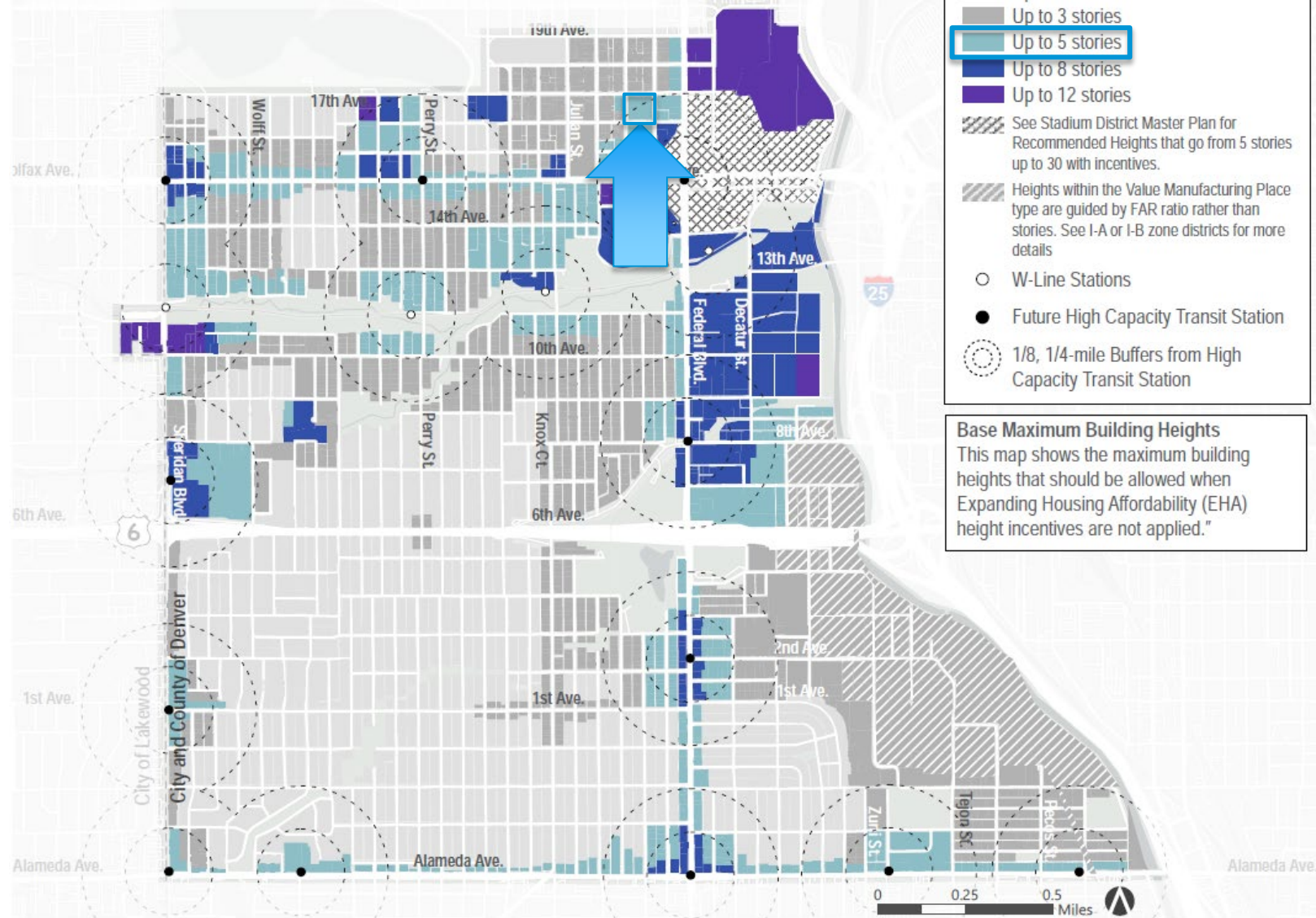




# West Area Plan

## Base Heights up to 5 stories

### FUTURE BASE HEIGHT GUIDANCE MAP



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *West Area Plan (Planned for adoption in Spring of 2023)*

## 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
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# 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