



1290 Williams Street

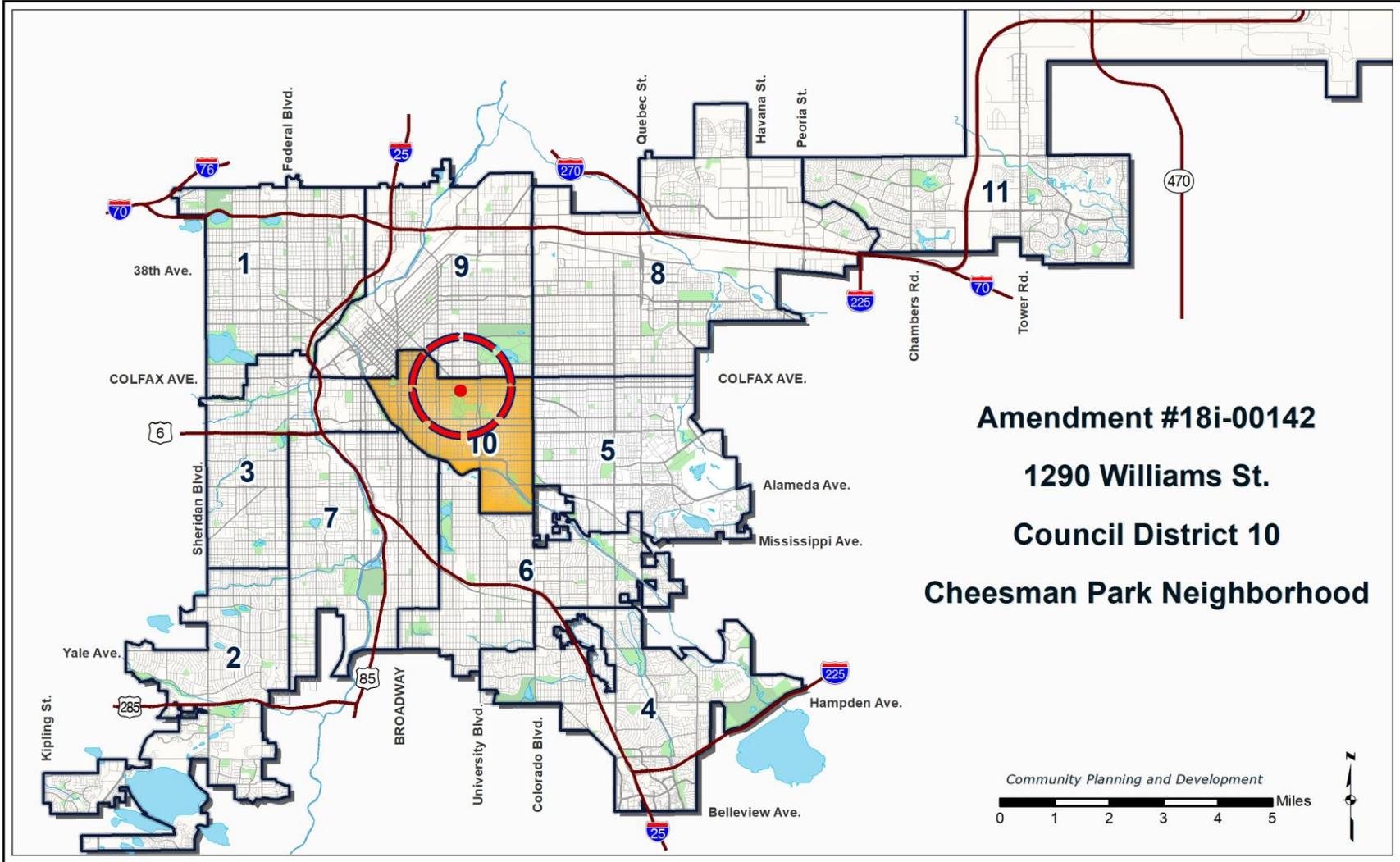
18I-00142: G-MU-20 UO-3 to PUD-G #23

Date: 9/15/2020

1290 Williams Street

G-MU-20 UO-3 to PUD-G #23

Council District 10 – CM Hinds



Cheesman Park Neighborhood



Request: G-MU-20 UO-3 to PUD-G #23



Location

- 13th Ave & Williams St
- 17,127 square feet
- Tears-McFarlane House

Proposal:

- Rezoning from G-MU-20 UO-3 to PUD-G #23
- Requesting rezoning to allow new annex building, more uses

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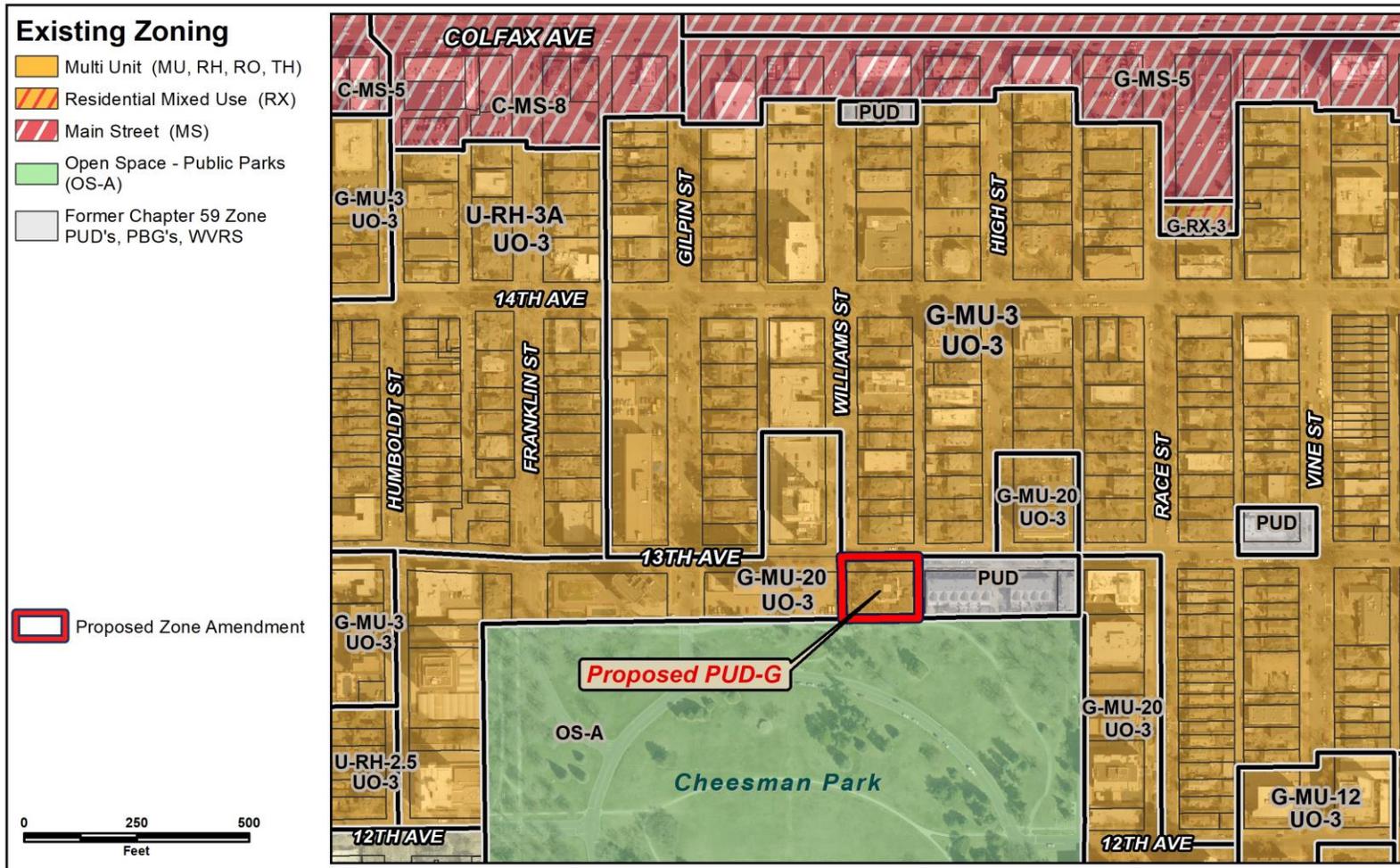
Tears-McFarlane House

- Built in 1899
- Designated a Denver Landmark in 1972

Annex building

- Circa 1980
- Not landmarked

Existing Zoning



- Subject site: G-MU-20 UO-3
- Surrounding properties: G-MU-20 UO-3; PUD; G-MU-3 UO-3; OS-A

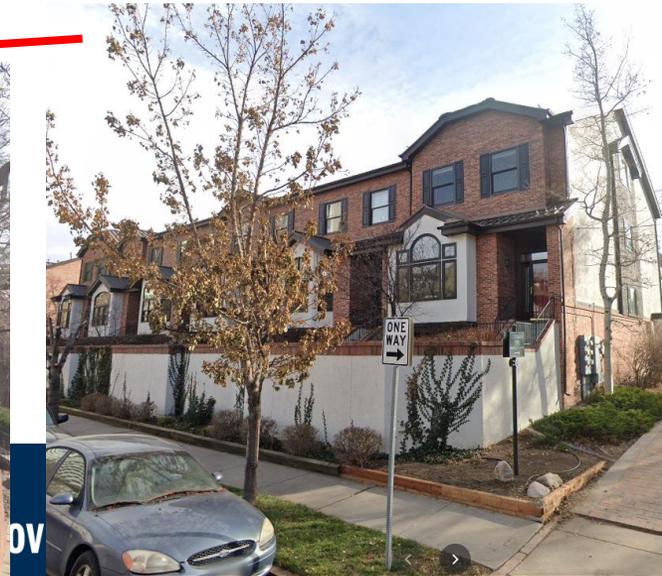
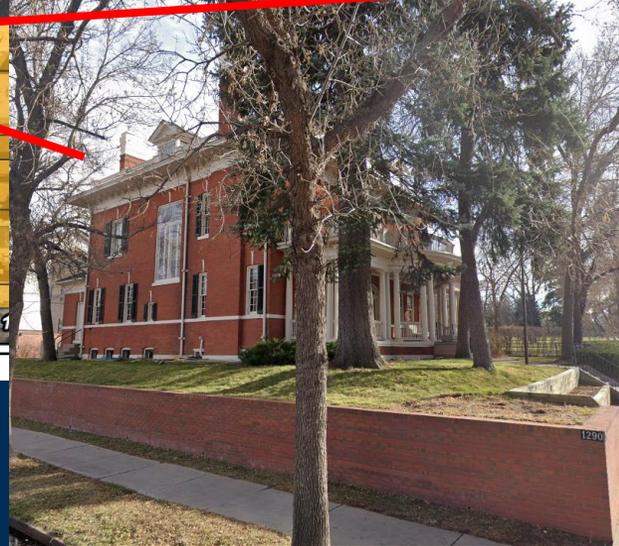
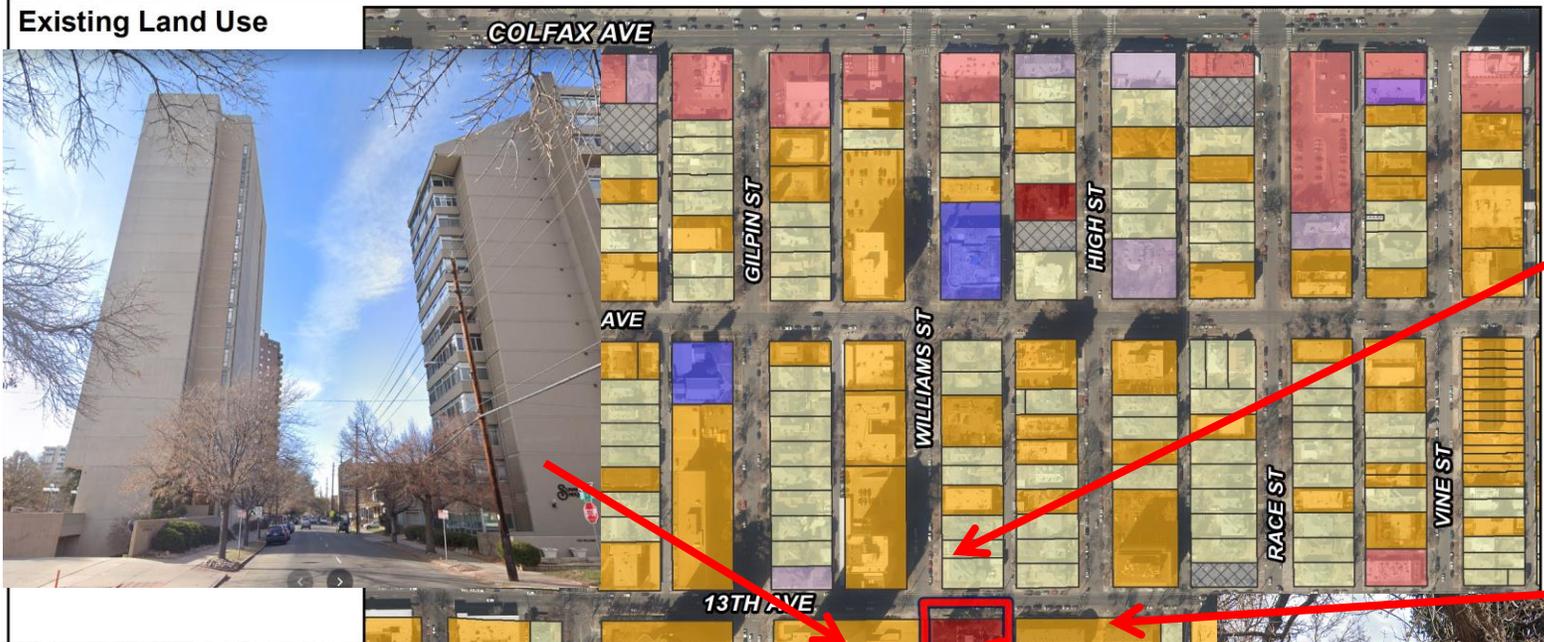
Existing Land Use



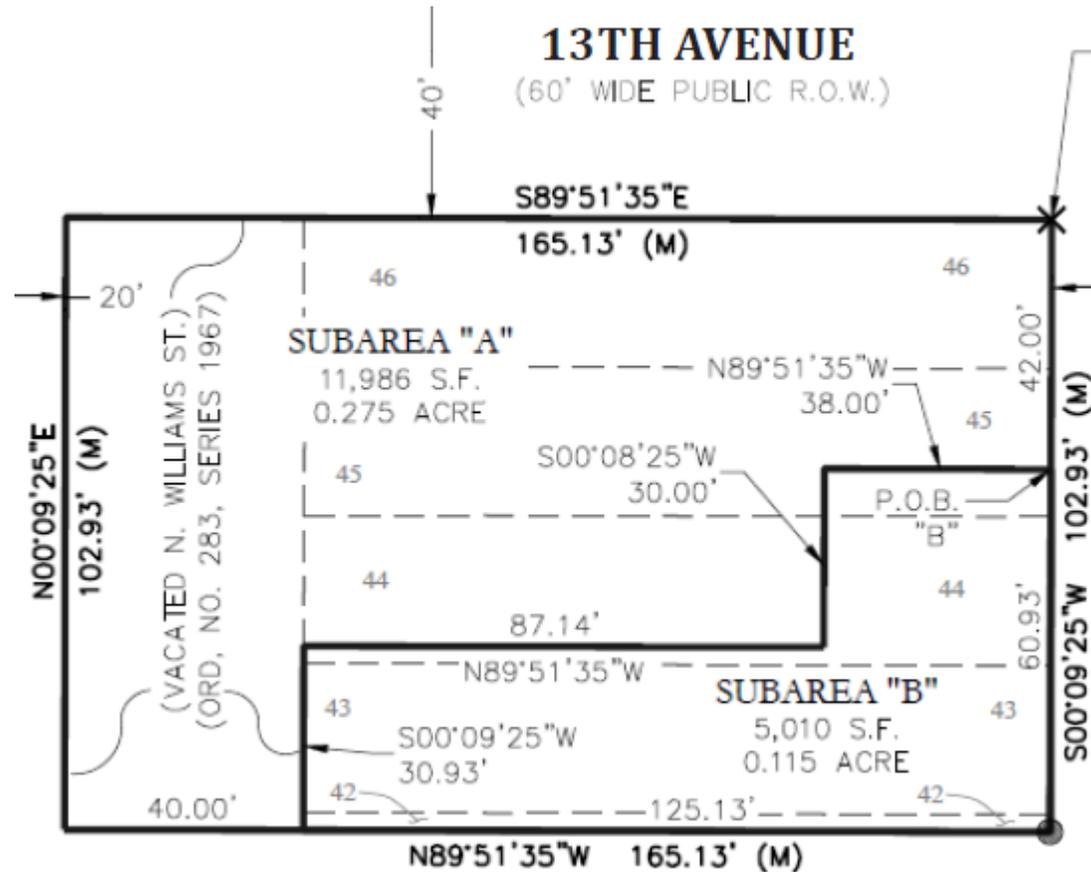
- Subject property: Office
- North: Single-unit residential
- East: Multi-unit residential
- South: Park
- West: Multi-unit residential

Existing Context – Building Form/Scale

Existing Land Use



Proposed Zone District



PUD-G #23

- Based on G-MU-3
- Urban House building form
- Subarea A:
 - 3 stories/45 feet
 - 50% lot coverage
 - Standard G-MU-3 setbacks
- Subarea B:
 - 1 story/20 feet
 - 3,500 SF maximum building coverage
 - 1' side and rear setbacks
- 9 parking spaces

Proposed Zone District

PUD-G #23 Uses – G-MU-3 UO-3 plus:

- Arts, Recreation, and Entertainment Services, Indoor
- Arts, Recreation, and Entertainment Services, Outdoor
- Eating & Drinking Establishments
- Dental/Medical Office or Clinic
- Food Sales or Market
- Retail Sales, Services & Repair, All Others
- Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use
- Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use
- Outdoor Retail Sale and Display
- Outdoor Retail Sales
- Outdoor Sales, Seasonal
- Retail Food Establishment, Mobile

Process

- Planning Board (September 2, 2020)
 - 8-0 recommendation of approval
 - Condition to remove food truck use
 - 18 people spoke in support, 6 in opposition, and 3 to withdraw opposition
- Land Use, Transportation and Infrastructure Committee (September 15, 2020)
- City Council (Tentative: October 26, 2020)
- Public comment
 - 2 RNO letters of support
 - 124 letters of support
 - 132 letters of opposition

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Capitol Hill/Cheesman Park Neighborhood Plan (1993)*
- *East Central Area Plan (2020 Draft)*

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: Consistency with Adopted Plans

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities.*
- Strong and Authentic Neighborhoods Goal 3, Strategy C – *Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most.*
- Strong and Authentic Neighborhoods Goal 3, Strategy E – *Support the stewardship and reuse of existing buildings, including city properties.*
- Strong and Authentic Neighborhoods Goal 4, Strategy A – *Grow and support neighborhood-serving businesses.*
- Economically Diverse and Vibrant Goal 2, Strategy C – *Leverage Denver’s community assets, outdoor lifestyle, quality parks and recreation amenities and natural environment to attract a wide range of talent, entrepreneurs and businesses.*
- Economically Diverse and Vibrant Goal 3, Strategy A – *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.*

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy C – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.*

Review Criteria: Consistency with Adopted Plans

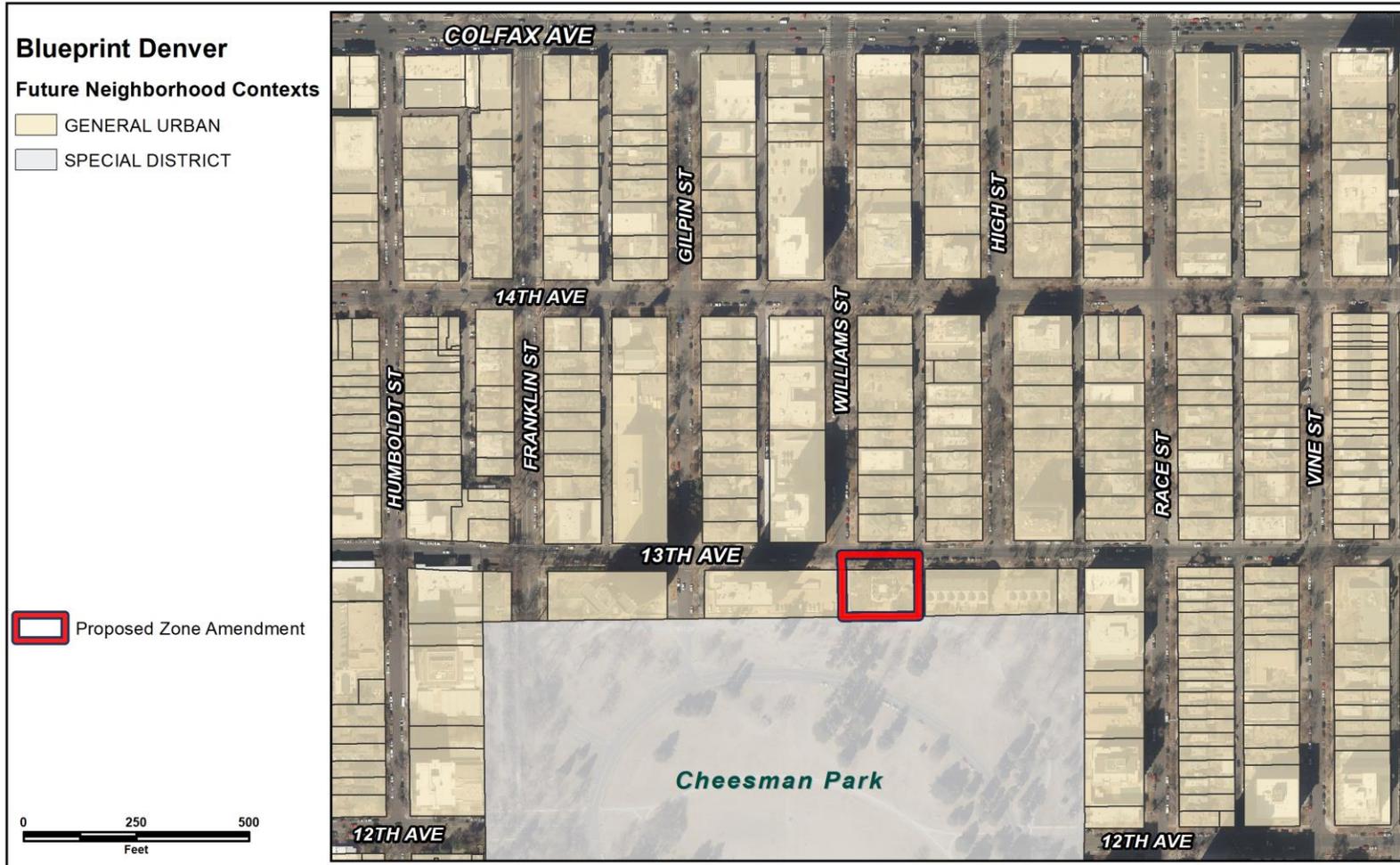
Climate

Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place.*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*



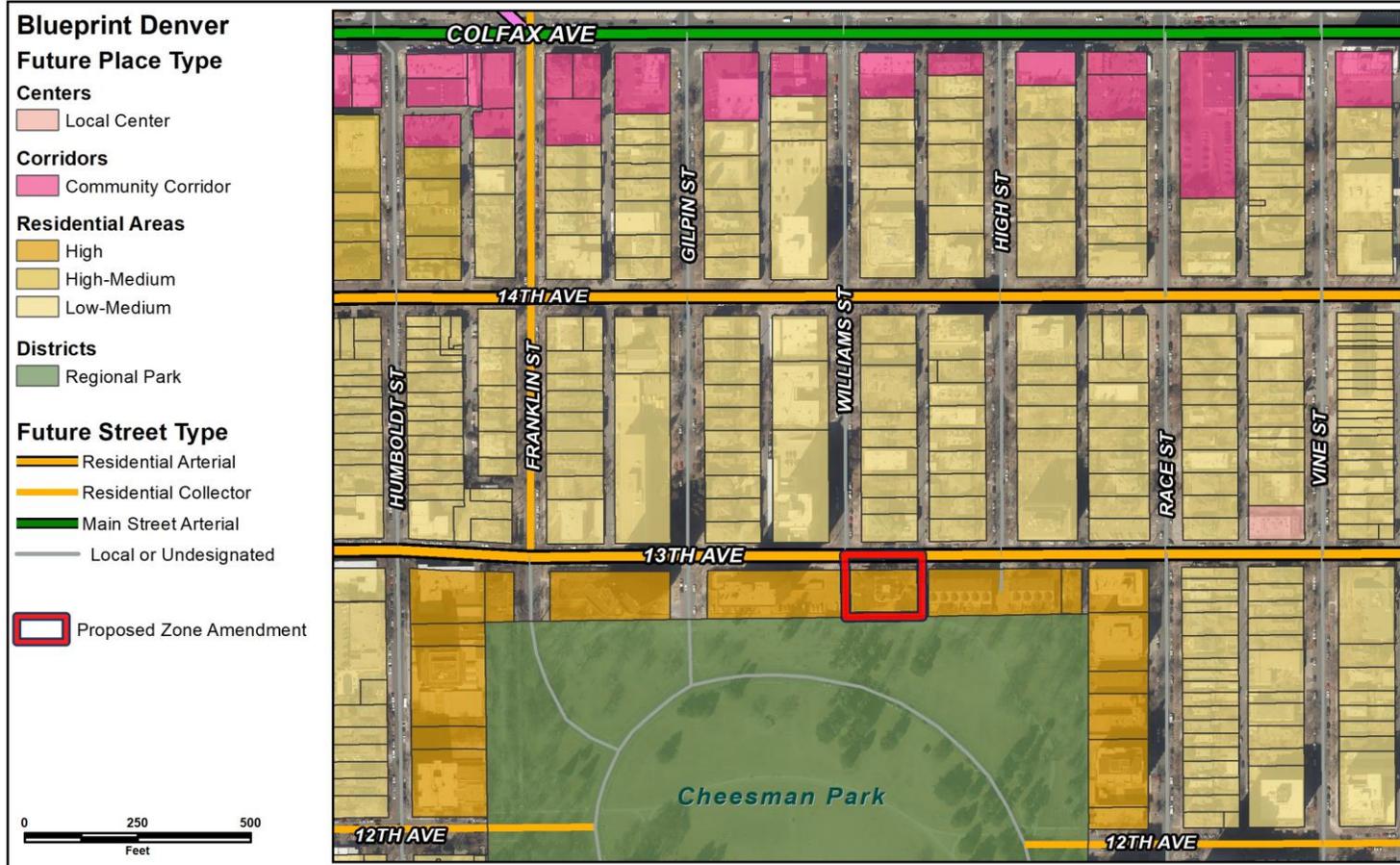
Consistency with Adopted Plans: Blueprint Denver 2019



General Urban Context

- Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity
- Multi-unit residential is the most common with some single-unit and two-unit residential, commercial and mixed-use embedded
- Commercial uses occur in a variety of building forms

Consistency with Adopted Plans: Blueprint Denver 2019



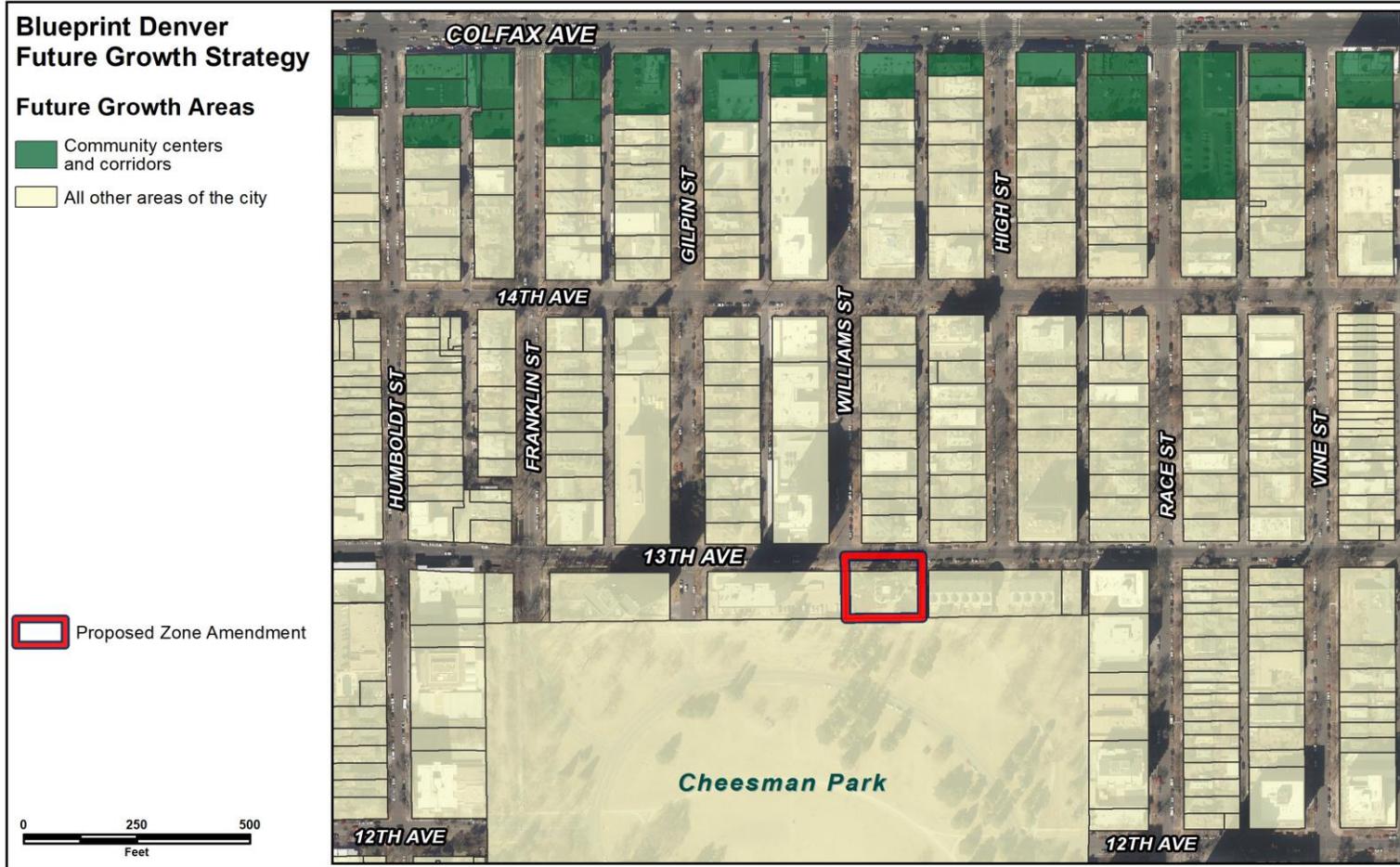
High Residential

- Predominately multi-unit residential, though compatible commercial uses should be interspersed throughout
- Buildings are generally the tallest of the residential places in this context

Residential Arterial Street

- Designed for the highest amount of through movement and the lowest degree of property access
- Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses

Consistency with Adopted Plans: Blueprint Denver 2019



- Growth Areas Strategy
 - All other areas of the city
 - 10% of new jobs
 - 20% of new housing

Consistency with Adopted Plans: Blueprint Denver 2019

- Strategies
 - Land Use and Built Form: General Policy 2, Strategy E: *In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures*
 - Land Use and Built Form: Design Quality and Preservation Policy 2, Strategy A: *Continue the city's commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance*
 - Land Use and Built Form: Design Quality and Preservation Policy 2, Strategy I: *Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods*
- Custom Zoning
 - Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances
 - Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area

Consistency with Adopted Plans: Capitol Hill/Cheesman Park Neighborhood Plan

- Cheesman North District: medium density residential area; historic character of the neighborhood will be preserved
- Plan recommends continuing to allow commercial uses where they exist in this district
- Business Recommendation 2: Encourage a Diversity of Businesses: Support building designs and land use patterns which encourage small, pedestrian-oriented businesses
- Historic Preservation Recommendation 1b: Emphasize Historic Preservation: Give top priority to the preservation of historic and architecturally interesting buildings and the historic fabric of the neighborhood when reviewing development proposals

Consistency with Adopted Plans: East Central Area Plan

- General Urban High Residential
- Encourage renovations and additions instead of demolition in residential areas
- Facilitate adaptive reuse of historic structures by allowing a broader range of uses, including compatible commercial uses, and appropriate additions
- Preserve existing multi-unit and mixed-use buildings that contribute to neighborhood character and ensure new buildings are designed to be compatible

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent within unique zone district
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, promotes historic preservation
4. Justifying Circumstances
 - Changed or Changing Conditions: Changes in the neighborhood, changes on the property
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - “Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure”

Review Criteria

Denver Zoning Code Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- Customized zoning approach is necessary to protect and preserve the character of a Historic Structure
 - Would require several variances or waivers under standard zoning
 - Diversification in the use of land
 - Development pattern compatible in character and design

Review Criteria

Denver Zoning Code Review Criteria

- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and 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