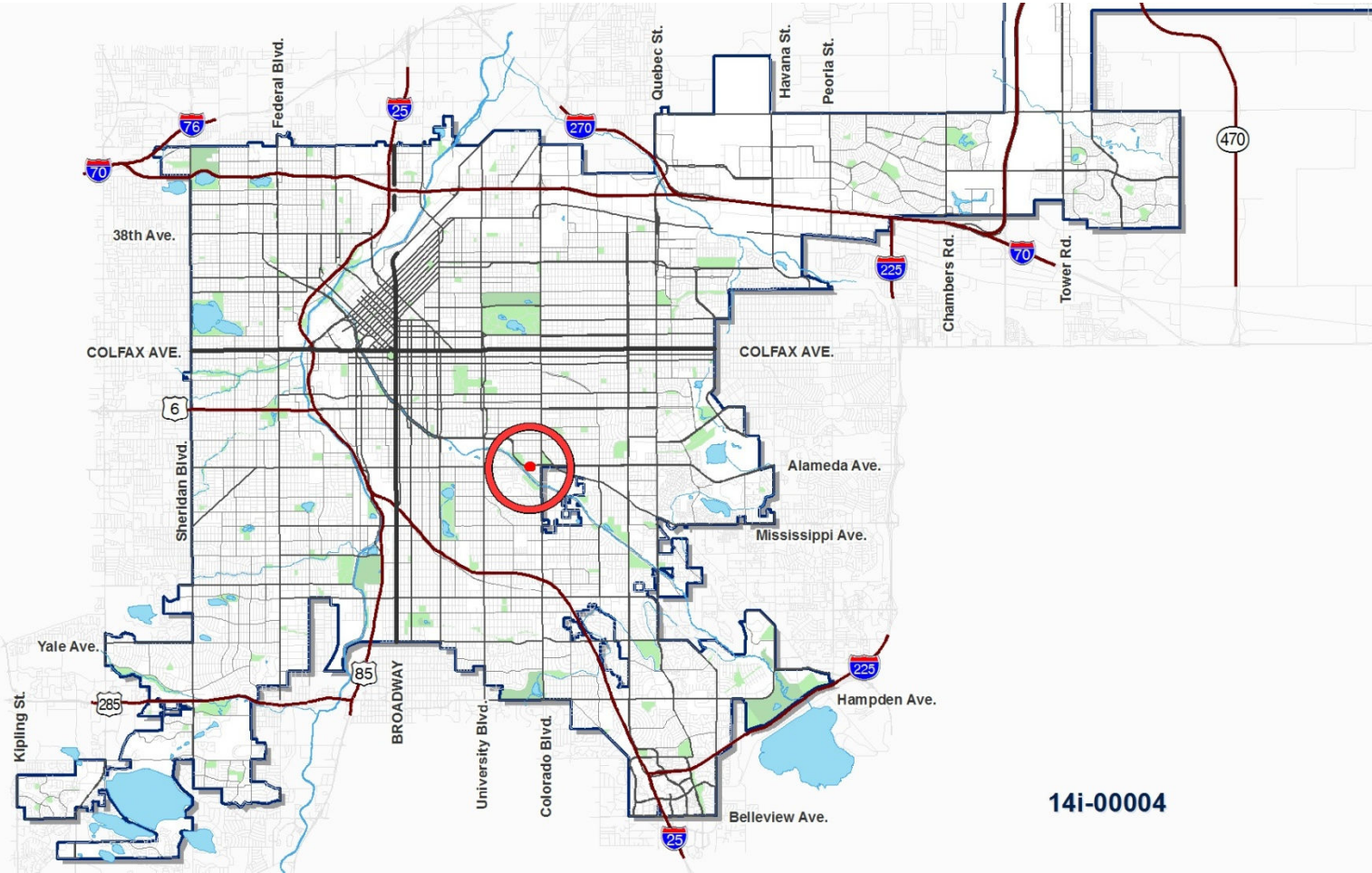


OFFICIAL MAP AMENDMENT APPLICATION # 2014I-00004

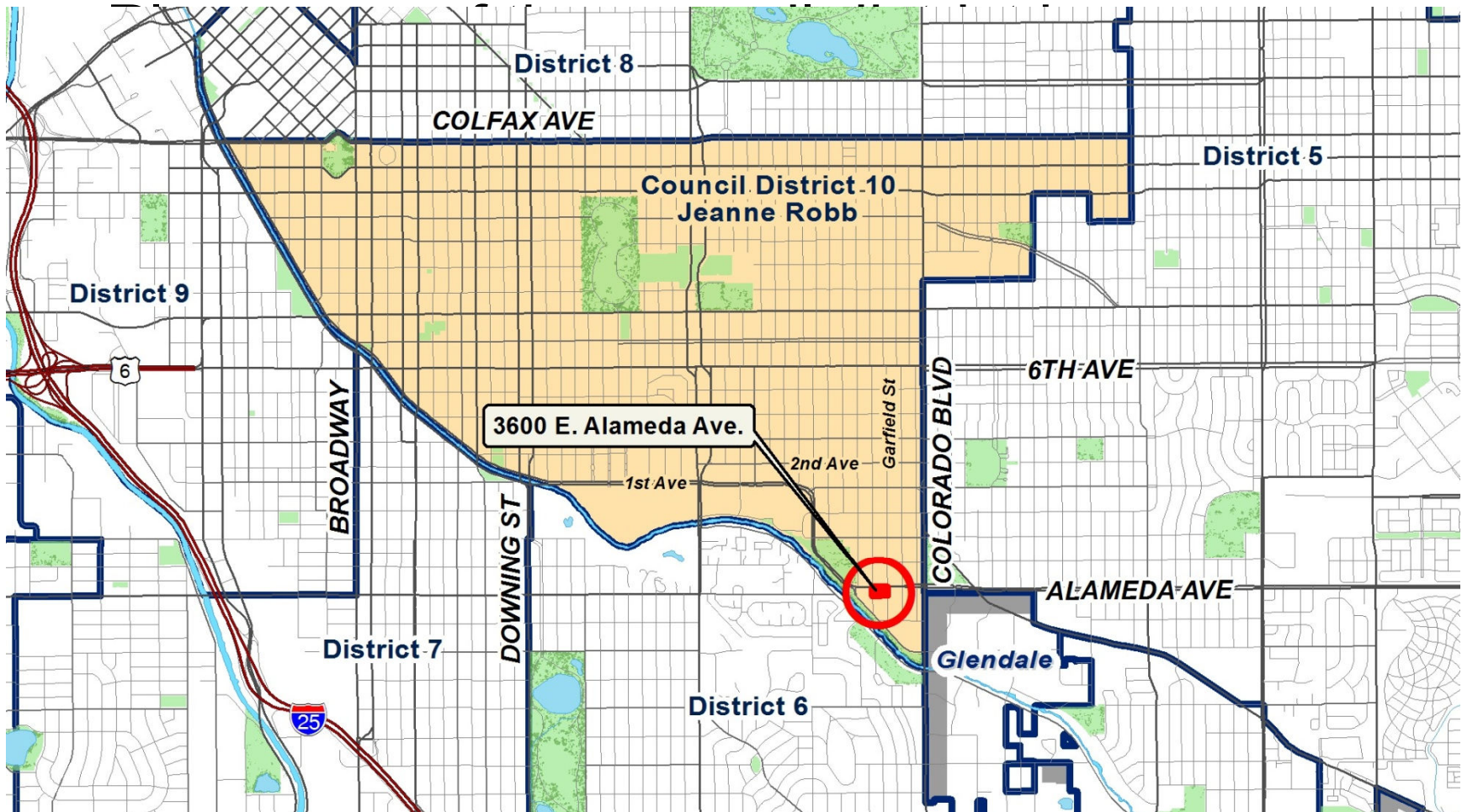
3600 E ALAMEDA

# 3600 E Alameda B-4 with Waivers UO-1, UO-2 to C-MX-5 and C-MX-8

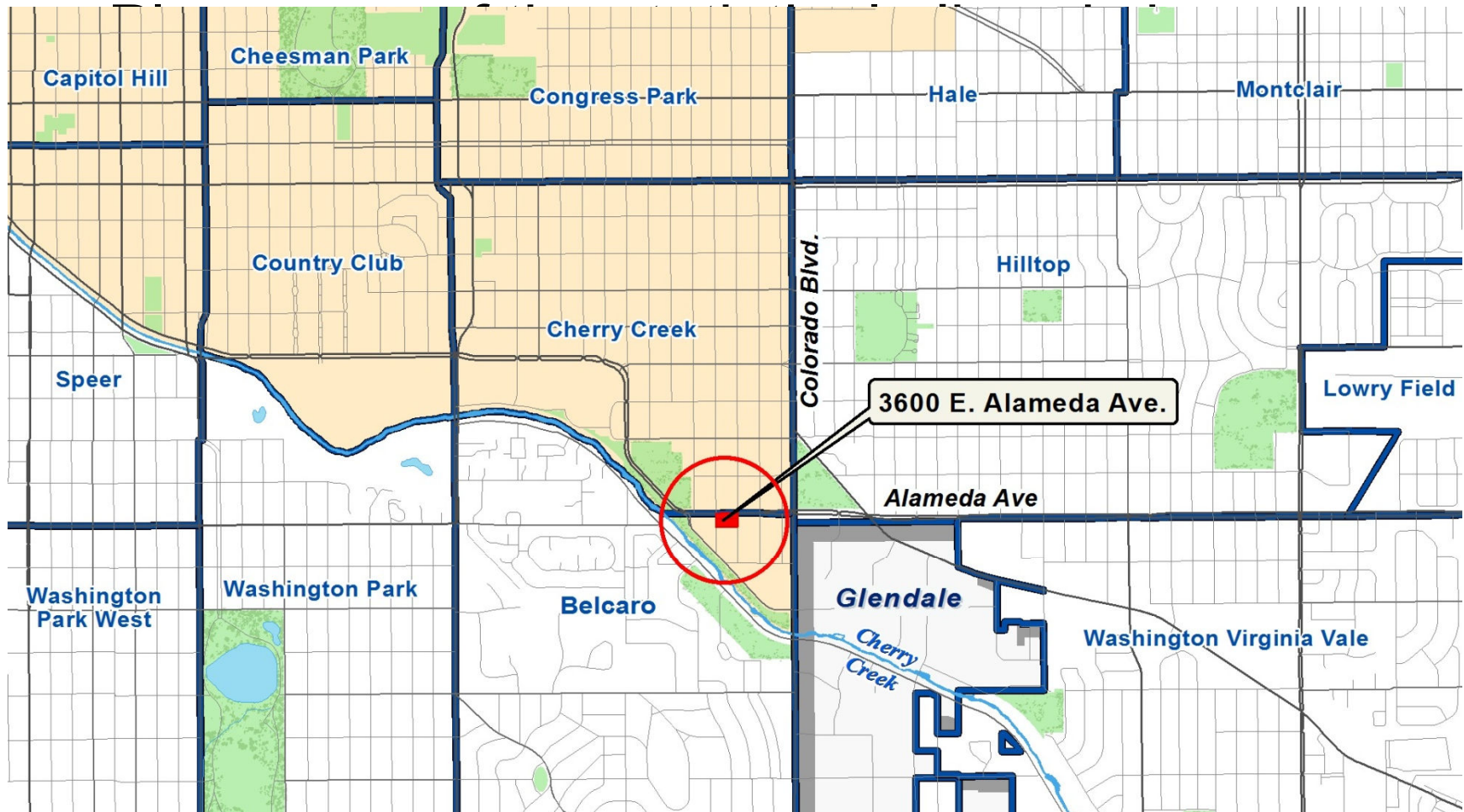


14i-00004

# Council District 10 – Jeanne Robb



# Cherry Creek Neighborhood





# 3600 E Alameda

## B-4 w/w UO-1, UO-2 to **C-MX-5** and **C-MX-8**



- **Site:** 48,422 s.f. / 1.11 Ac
  - North edge of Cherry Creek triangle
  - Fronts Alameda Ave, Parkway Vision to connect . . .
    - Polaski Park: 1 block west
    - Burns Park: 3 blocks east
  - Just one block north of the Cherry Creek Greenway



# Alameda and Monroe looking east



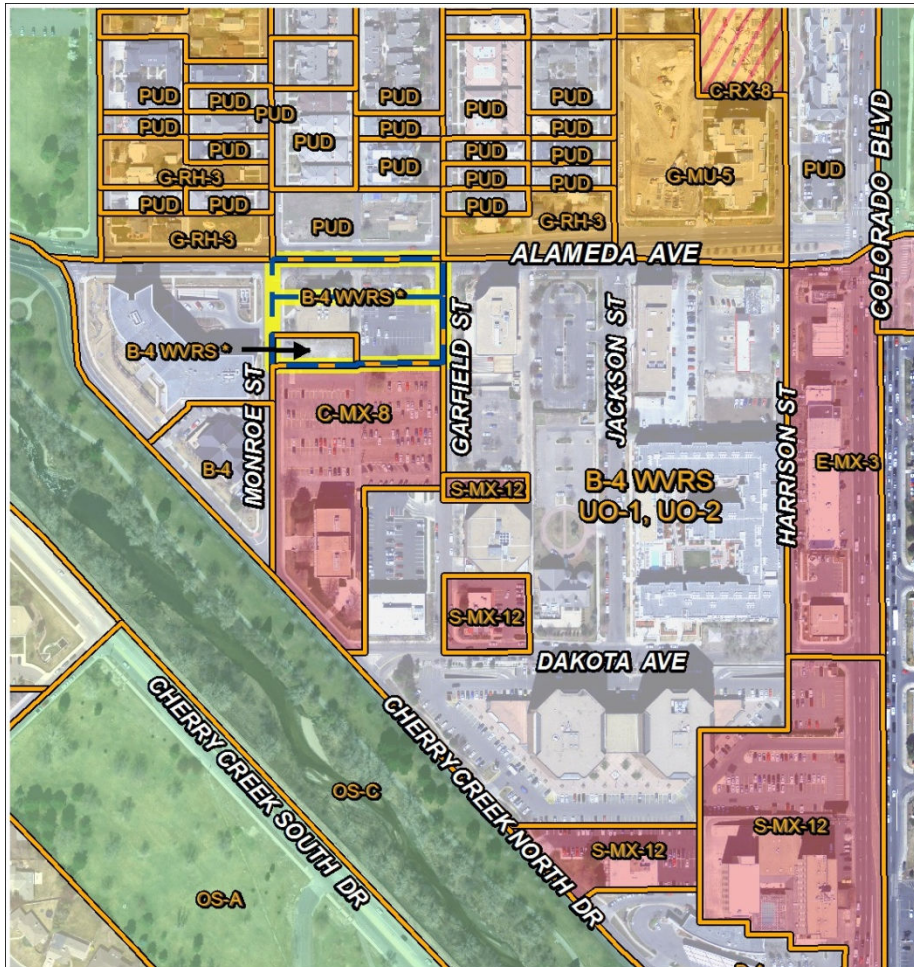


# Alameda and Garfield looking southwest





# Applicant Request: From B-4 w/WVRS, UO-1, UO2



## Applicant:

Rachel L. Hallack Trust, Represented by W. Robert Smith

## Current Zoning

**B-4:** Commercial Uses adjacent to arterial streets; also permits residential single family and multiple family

**Waiver 1987-704** (72 ft height limit)

**Waiver 2001-860**

Both waive intensive commercial industrial, manufacturing and warehousing uses

**UO-1:** Adult Use Overlay District

**UO-2:** Billboard Use Overlay District



# Request: C-MX-5 and C-MX-8

Urban Center Neighborhood Context – Mixed Use – 5 stories and 8 stories max. ht.

Article 7, Urban Center Neighborhood Context  
Division 7.2 Districts

7.2.2.2 Specific Intent

- A. Mixed Use – C-MX-5 apply building scale
- B. Mixed Use – C-MX-5 apply building scale
- C. Mixed Use – C-MX-8 apply building scale
- D. Mixed Use – C-MX-8 apply building scale
- E. Mixed Use – C-MX-8 apply building scale
- F. Mixed Use – C-MX-8 apply building scale

SECTION 7.2.3.1 General Intent

**DIVISION 7.1 NEIGHBORHOOD CONTEXT**



**SECTION 7.1.1 GENERAL**  
The Urban Center Neighborhood Context is intended for use in commercial centers, multi-unit residential buildings, and commercial buildings. Commercial uses are primarily located in the ground floor and residential uses are primarily located in the upper floors.

**SECTION 7.1.2 STREET**  
The Urban Center Neighborhood Context is intended for use in areas with orthogonal street grids. Orthogonal street grids through this context and they include detached sidewalks.

**SECTION 7.1.3 BUILDING**  
All buildings typically have a side of the building.

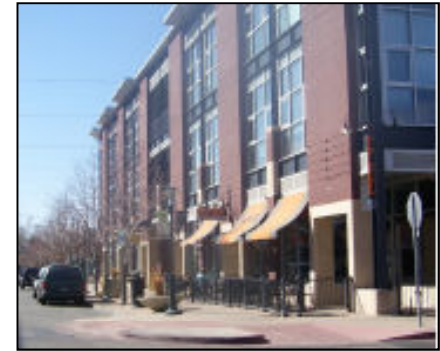
**SECTION 7.1.4 DENSITY**  
The Urban Center Neighborhood Context is intended for use in dense urban center neighborhoods.

**SECTION 7.1.5 TRANSPORTATION**  
There are high-density transit systems.

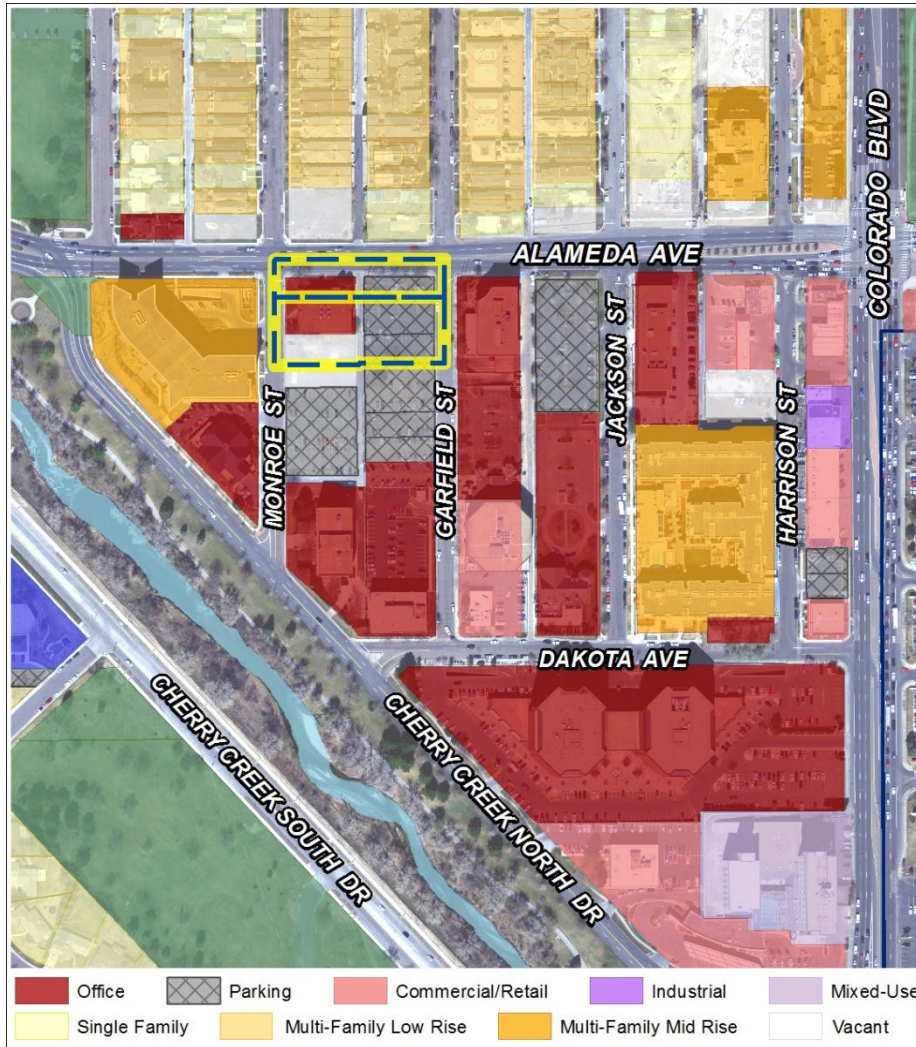


DENVER BUILDING DEPARTMENT  
June 2011

7.2-2 |



# Existing Context



**Most Recent Use:** Commercial Office and surface parking

Area served by multiple bus routes on Alameda, North Cherry Creek Drive and Colorado.

**Transitional edge along Alameda:** between lower scale residential in Cherry Creek and commercial / mixed uses in the Cherry Creek Triangle

Recent trend of investment and redevelopment in the Cherry Creek Triangle



# 4 Story Office to the East



B-4 WVRS



# C-MX-8 Redevelopment to the South





# Multi-Family Mid-rise to the West



**B4 WVRS**



# 3600 E Alameda B-4 with Waivers to C-MX-5 and C-MX-8





# Vacant Property and Lower Scale Residential to the North



# Public Review Process

- **Public Outreach**
  - **Applicant RNO Letters / Emails**
  - **Written Notice of Receipt of Application – Jan 31 2014**
    - Harman Neighborhood Association, Inc.
    - Cherry Creek Steering Committee
    - Cherry Creek East Association
    - Denver Neighborhood Association, Inc.
    - Inter-Neighborhood Cooperation
- **Notification sign legally posted on property (15 days)**
- **Public Responses**
  - Cherry Creek East Association
  - Rachel L. Hallack Board of Trustees (Owner)
  - Mr. and Mrs. Robert Metzger (Residents of Cherry Creek East)
- **Planning Board**
  - Recommended Approval (April 2, 2014)



# 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 - *Consistency with Adopted Plans*



## Comprehensive Plan 2000

### Environmental Sustainability Strategies:

- Promote **infill development** within Denver's core

### Land Use Strategies:

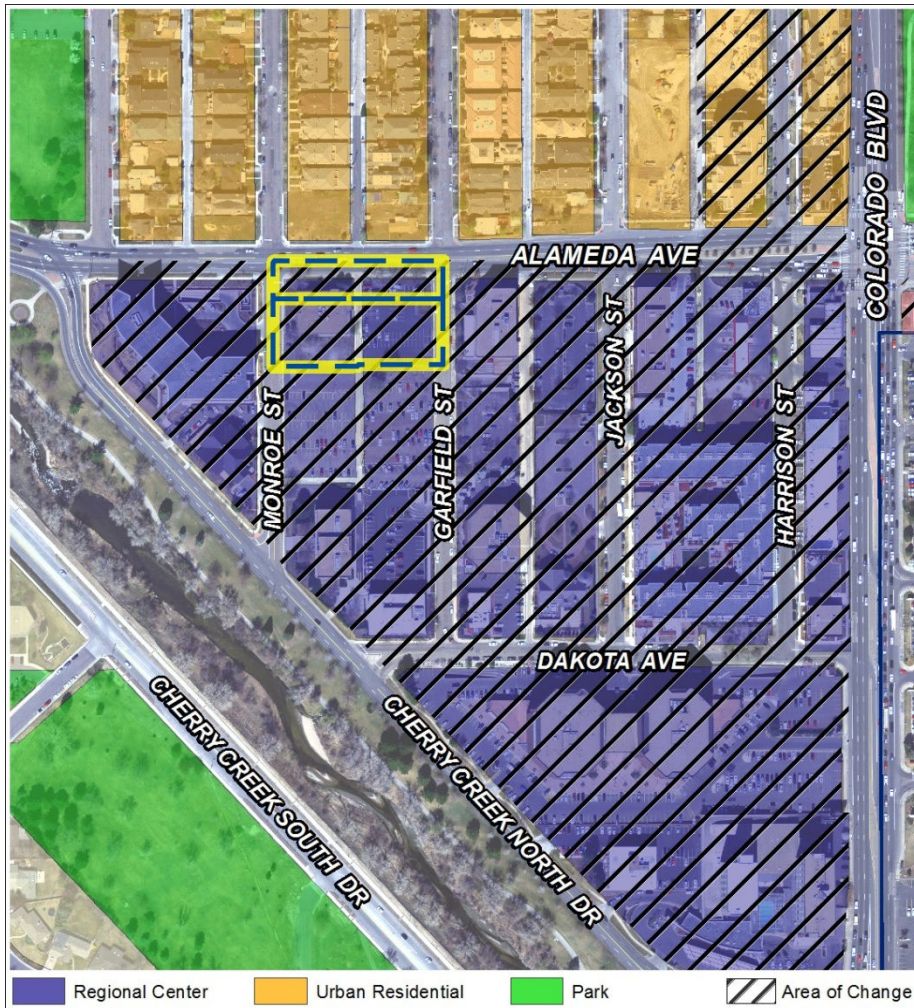
- **Housing** that meets the increasingly **diverse needs**
- Quality infill development is **consistent with surrounding neighborhood character**
- Land uses support a **variety of mobility choices**

### Legacies Strategies:

- **Identify areas** in which **increased density and new uses are desirable**



# Review Criteria - *Consistency with Adopted Plans*



## Blueprint Denver (2002)

### □ Land Use Concept

□ Area of Change

□ Regional Center

### □ Street Classification

□ Alameda: **Mixed Use  
Arterial**

□ Monroe and Garfield  
Streets: **Local Streets**

# Review Criteria - *Consistency with Adopted Plans*

## Cherry Creek Area Plan

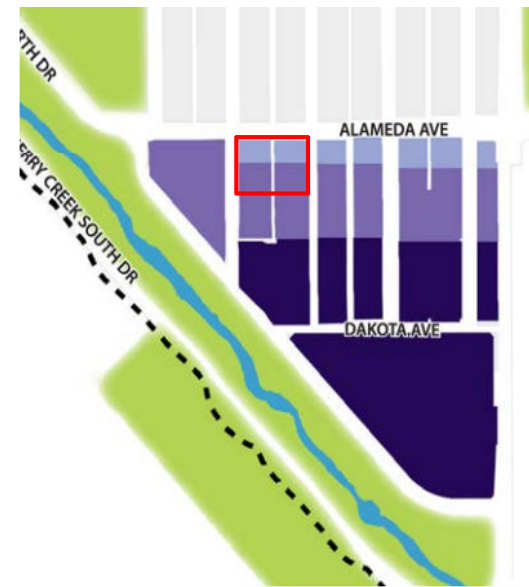
### Regional Center



*Future land use map - Cherry Creek Triangle*

- Regional Center
- Other subareas

### 5 stories to 8 stories



*Maximum building heights map - Cherry Creek Triangle*

- 12 Stories
- 8 Stories
- 5 Stories
- Other subareas



# Review Criteria - *Consistency with Adopted Plans*

## La Alma / Lincoln Park Neighborhood Plan (TOD Character Area)

### Cherry Creek Area Plan (2012)

#### Improve the Alameda Parkway

- **Encourage private investment adjacent to Alameda.**
- Activate the public realm by fronting new buildings onto Alameda.

**Improve Place Making:** New infill development should improve the public realm.

#### Create a vibrant urban mixed use district (p. 76)

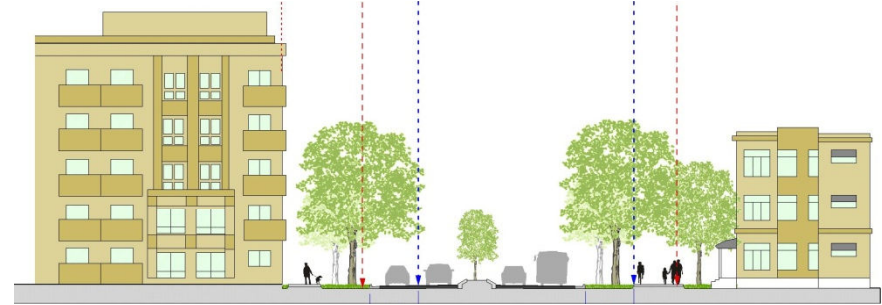
- Mix of land uses, **especially office and residential.**
- **Adopt form based and context based** zoning for Cherry Creek Triangle properties to encourage predictable development patterns
- Appropriate **building mass transitions adjacent to Cherry Creek East**
  - integrate development and reinvestment into the area.
  - **5-story edge facing Alameda** (address lower scale residential to the north)

# Alameda Parkway Vision

Today's Condition



Proposed Condition



Proposed Condition





# Alameda Parkway Vision



Control Areas from Ch. 59 - Which are still zoned Ch. 59  
*Adjusted to New Code Protected Districts*

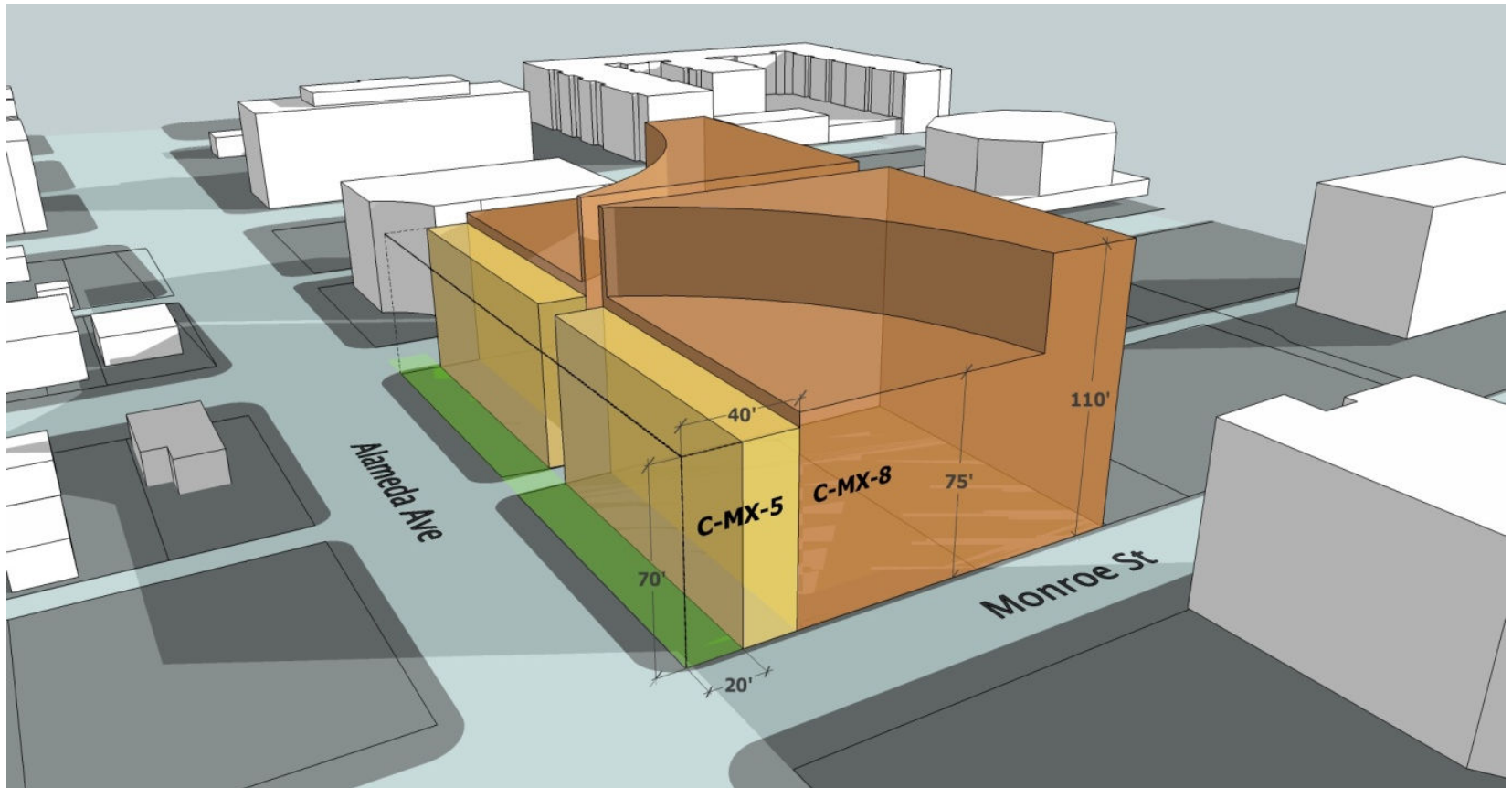


Current Zone Code Protected Districts



- 75 ft height limit
- 175 ft from Protected Districts

# Zoning Regulatory Controls and Resulting Bulk Plane





# Review Criteria



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- ▣ Comprehensive Plan 2000
- ▣ Blueprint Denver
- ▣ Cherry Creek Area Plan

# Review Criteria



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - ▣ Comprehensive Plan 2000
  - ▣ Blueprint Denver
  - ▣ Cherry Creek Area Plan
2. Uniform Application 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. **Justifying Circumstances**
  - ▣ Changed Circumstances
    - Recently Adopted Neighborhood Plan
    - Underutilized property
    - Surrounding pattern of investment & development
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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



# CPD Recommendation

CPD recommends **Approval**, based on finding all review criteria have been met

## **C-MX-5 and C-MX-8**

- 1) Reinforce the development quality and identity of the Cherry Creek Triangle as a Regional Center
- 2) Appropriately address Alameda Avenue as a future parkway and improve the surrounding public realm.

# 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