

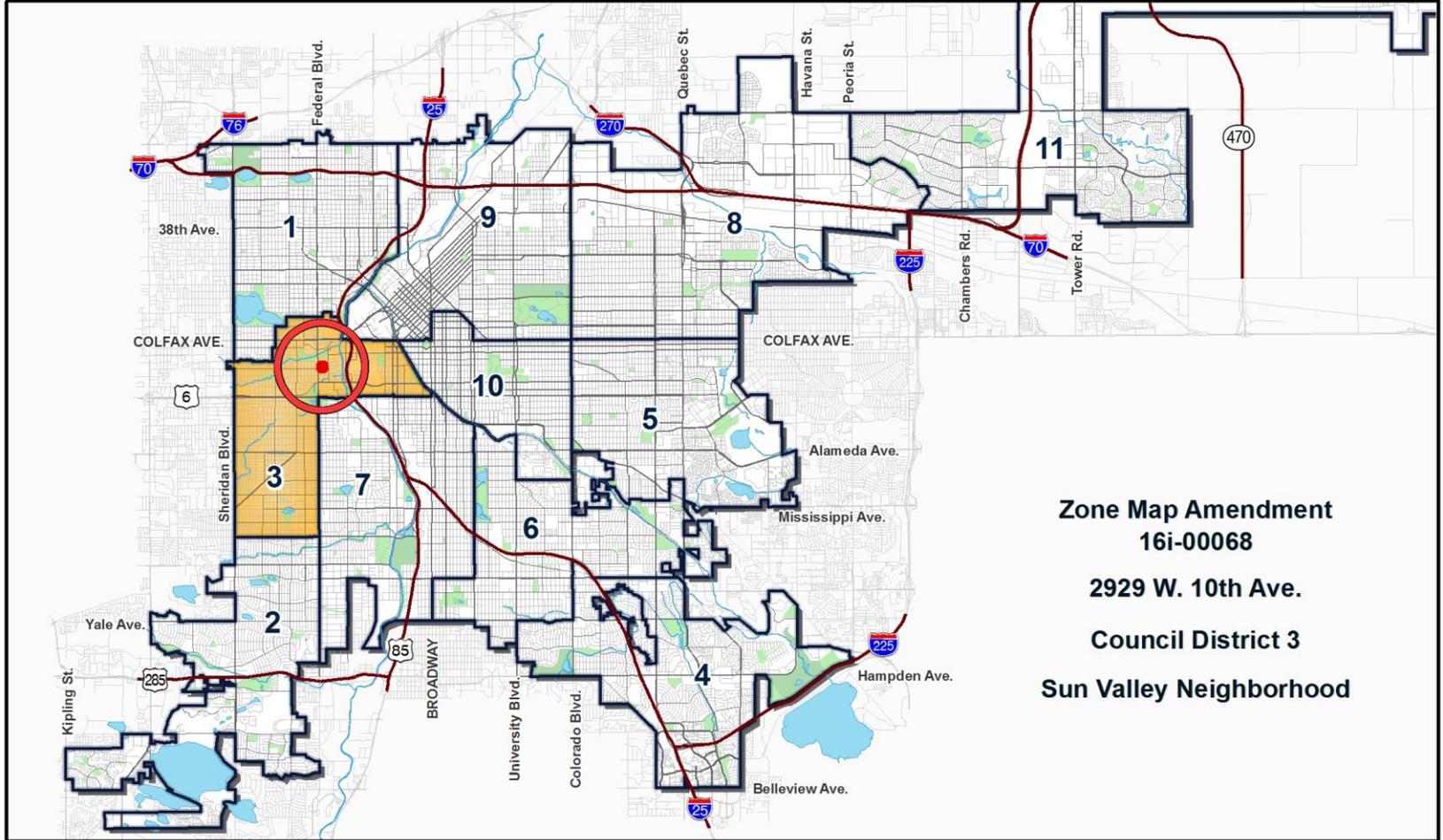


# 2929 W. 10<sup>th</sup> Ave.

Existing Zone District: PUD #487

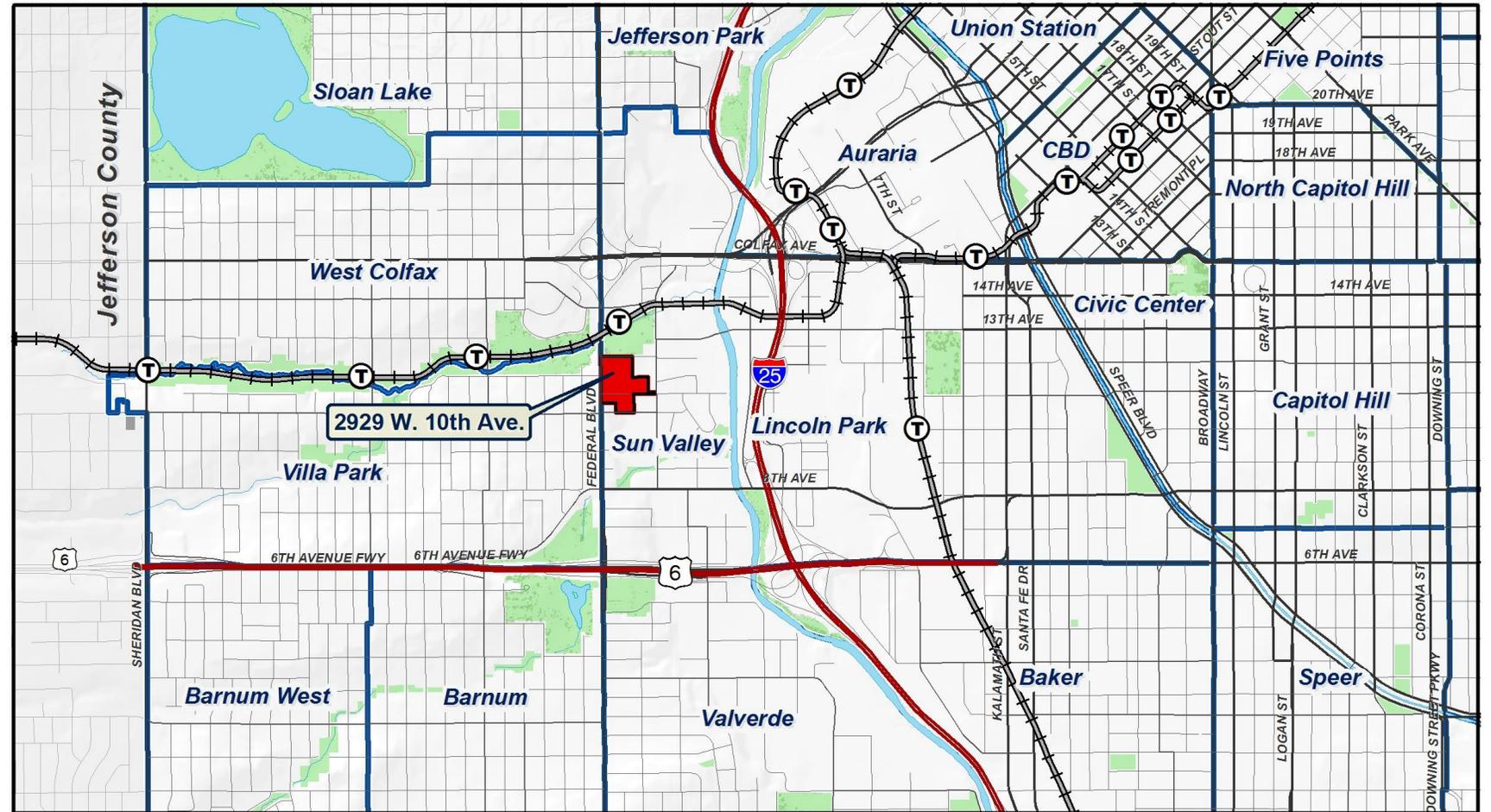
Proposed Zone District: C-MX-5

# Council District 3



# Neighborhood

- Sun Valley



# Summary and Request



## 2929 W. 10<sup>th</sup>

- Includes 1100 Federal Blvd. and other properties within PUD #487 Boundary
- 12.18 Acres
- Campus of health care and social service facilities, structured parking

## Applicant Request:

- Rezoning to C-MX-5

# Additional request details



Photo: Denverite

Structure at 2929 W. 10<sup>th</sup>

- 43,000 sq ft
- Built in 2000
- Former Family Crisis Center
- Closed in 2016

Proposed Solutions Center

- Emergency mental health care
- Transitional Housing
- Approximately 45 residents

**\*Residential Care/Family Counseling/Evaluation/  
Therapy Facility** \_\_\_\_\_ **50,000** sq.ft.  
Use E

**SUBTOTAL** **450,000** sq. ft.

\* An establishment, licensed by the State, which maintains and operates continuous day-and-night care facilities for youth 0-12 years of age. This care may include, but is not limited to, meals, education, active and passive physical recreation and game areas, access to skilled medical care, personal services and group activities. Additionally, the facility may offer family counseling and evaluation and therapy for children and/or their families. The facility may also be used for seminars, lectures, workshops and internships to other child care providers. This establishment may be administered directly by the City and County of Denver's Department of Human Services, or through a sub-contract to a private operation, or by a private operation licensed by the Department of Human Services. Residential occupancy is limited to staff and clients.

MAXIMUM FLOOR AREA RATIO (F.A.R.) 0.8642:1

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. **NOTE:** Land area dedicated for public streets is not included in the area of the zone lot.

\* MAXIMUM NUMBER OF DWELLING UNITS: N/A (refer to Subarea 2.)

\* MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: N/A (refer to Subarea 2.)

\*This 2a. does not include Mercy Housing parcel in Subarea #2

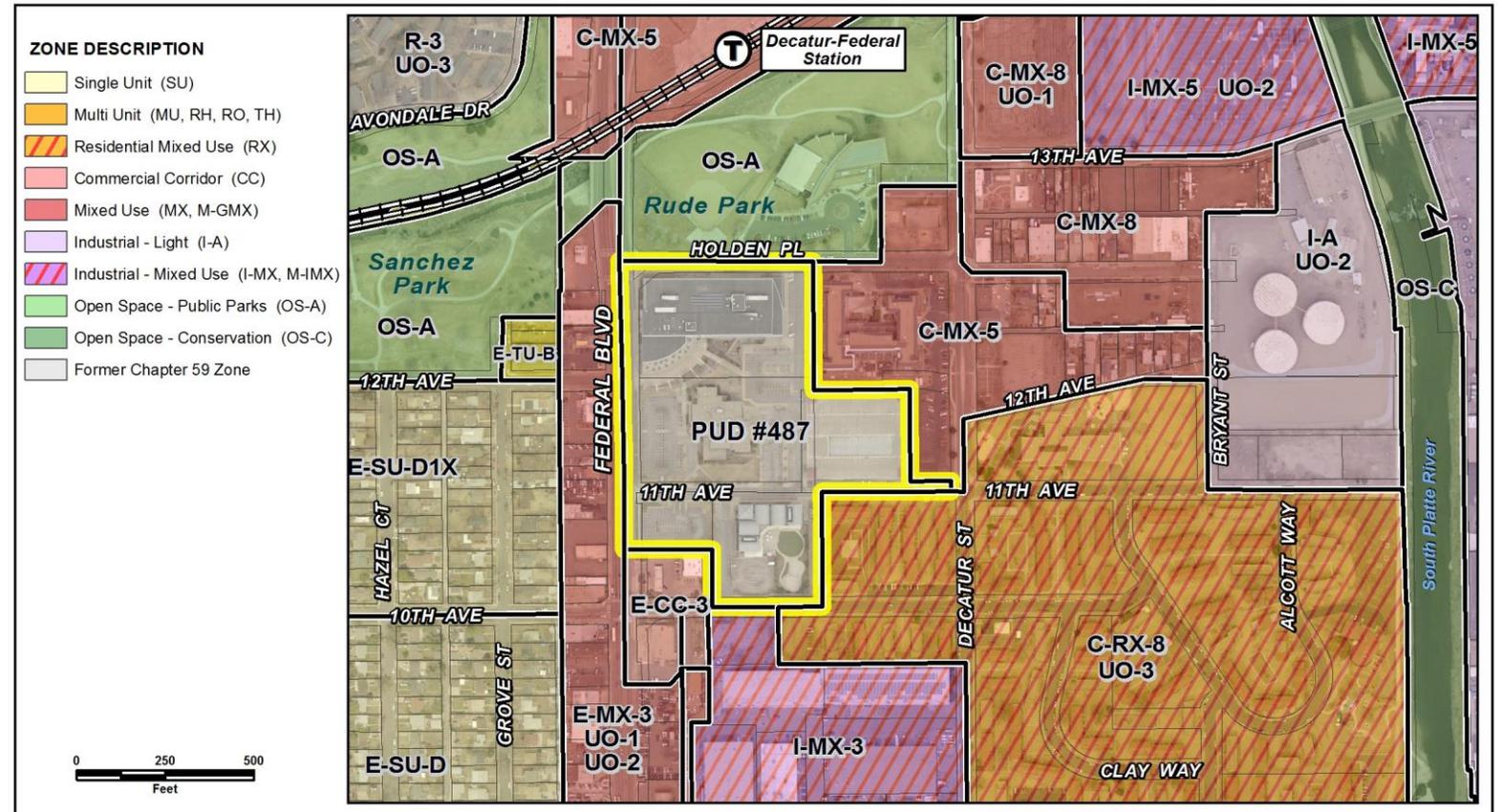
# Existing Context: Zoning

Current zoning of site: PUD #487

- ¼ of original PUD rezoned to C-MX-5 in 2017

Surrounding Zoning

- C-MX-5
- OS-A
- C-RX-8
- I-MX-3
- E-CC-3
- E-MX-3



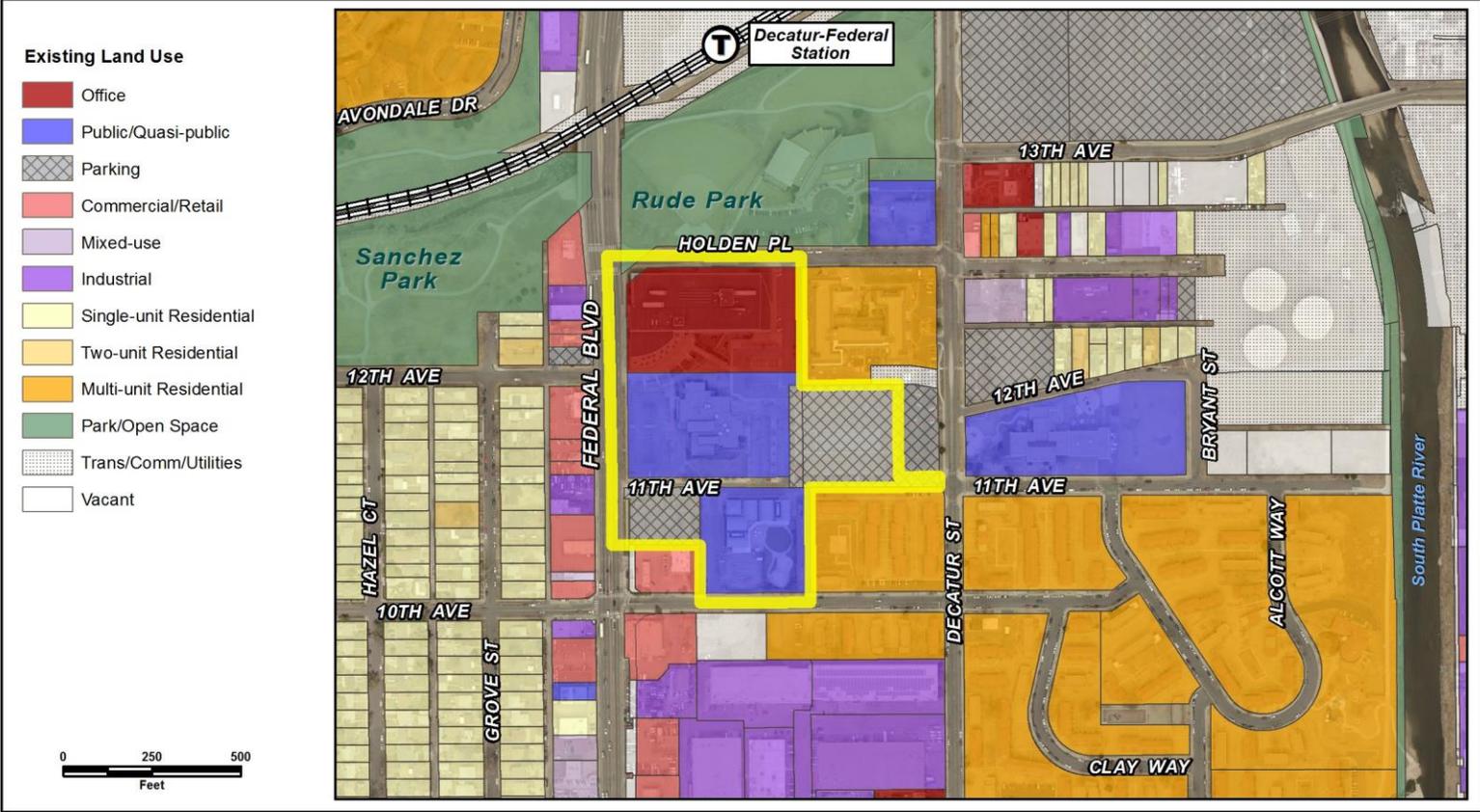
# Existing Context: Land Use

Site:

- Office (Richard T. Castro Human Services Center)
- Public/Quasi Public (Denver Health Westside Clinic)
- Parking

Surrounding:

- Recreation
- Multi-Unit Residential
- Commercial



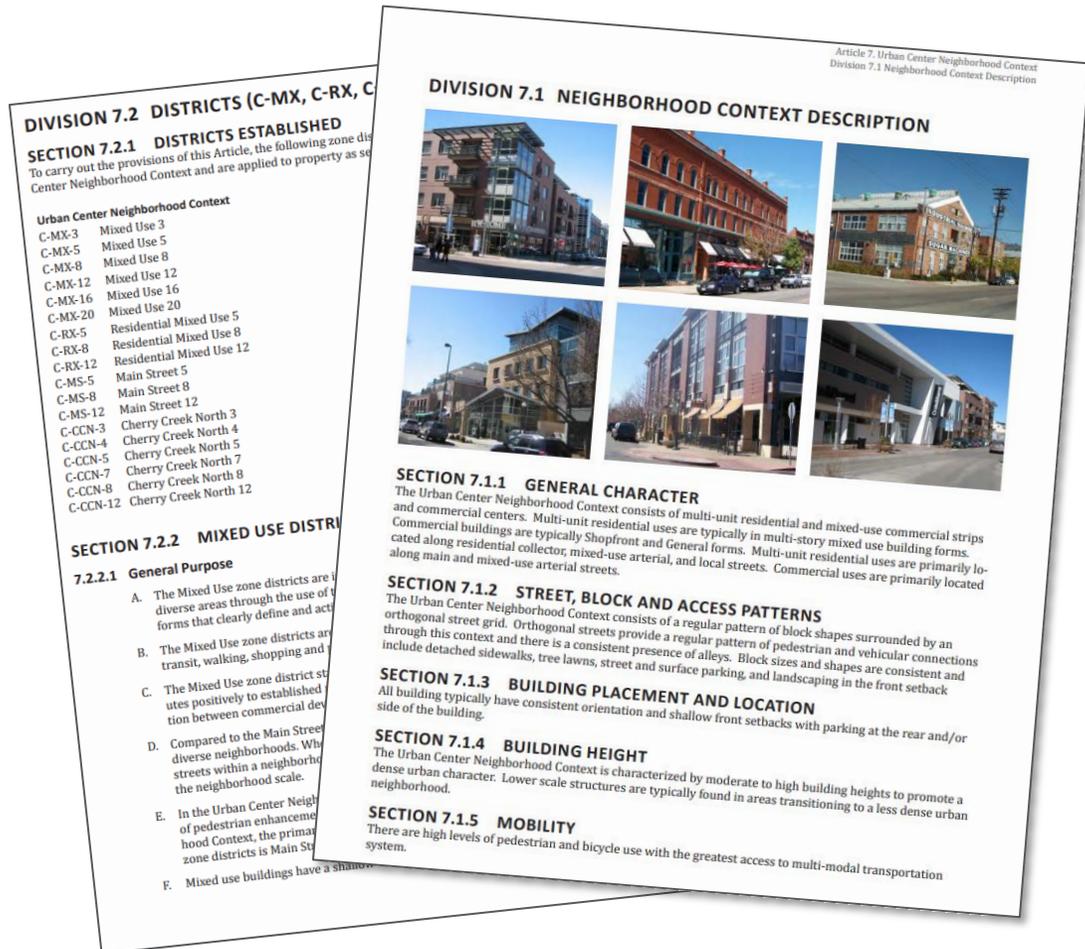
# Existing Context: Block Size, Building Form and Scale





# Proposal: C-MX-5

Urban Center Neighborhood Context, Mixed Use, maximum height of 5 stories.



- Promotes dense mixed-use centers with moderate to high building heights.
- Prioritizes active pedestrian realm.
- Intended for redeveloping areas around transit stations.

# Process

Step	Date
CPD Informational Notice of Receipt	4/6/18
Community Meetings to present project	6/6/2017 Sun Valley Community Coalition 5/1/18 SVCC 5/18/18 SVCC 6/5/18 SVCC 6/13/18 Sun Valley Eco District 6/27/18 SVED 6/20/18 and 7/2/18 Tours
CPD Written Notice of Planning Board Hearing	8/20/18
Planning Board	9/5/18 <b>(Recommendation of Approval, 7:1 vote)</b>
Land Use, Transportation and Infrastructure Committee	10/2/18
City Council First Reading	10/15/18
City Council Public Hearing	1/14/19 <b>(Postponed 11/13 and 12/10)</b>

# Registered Neighborhood Organizations

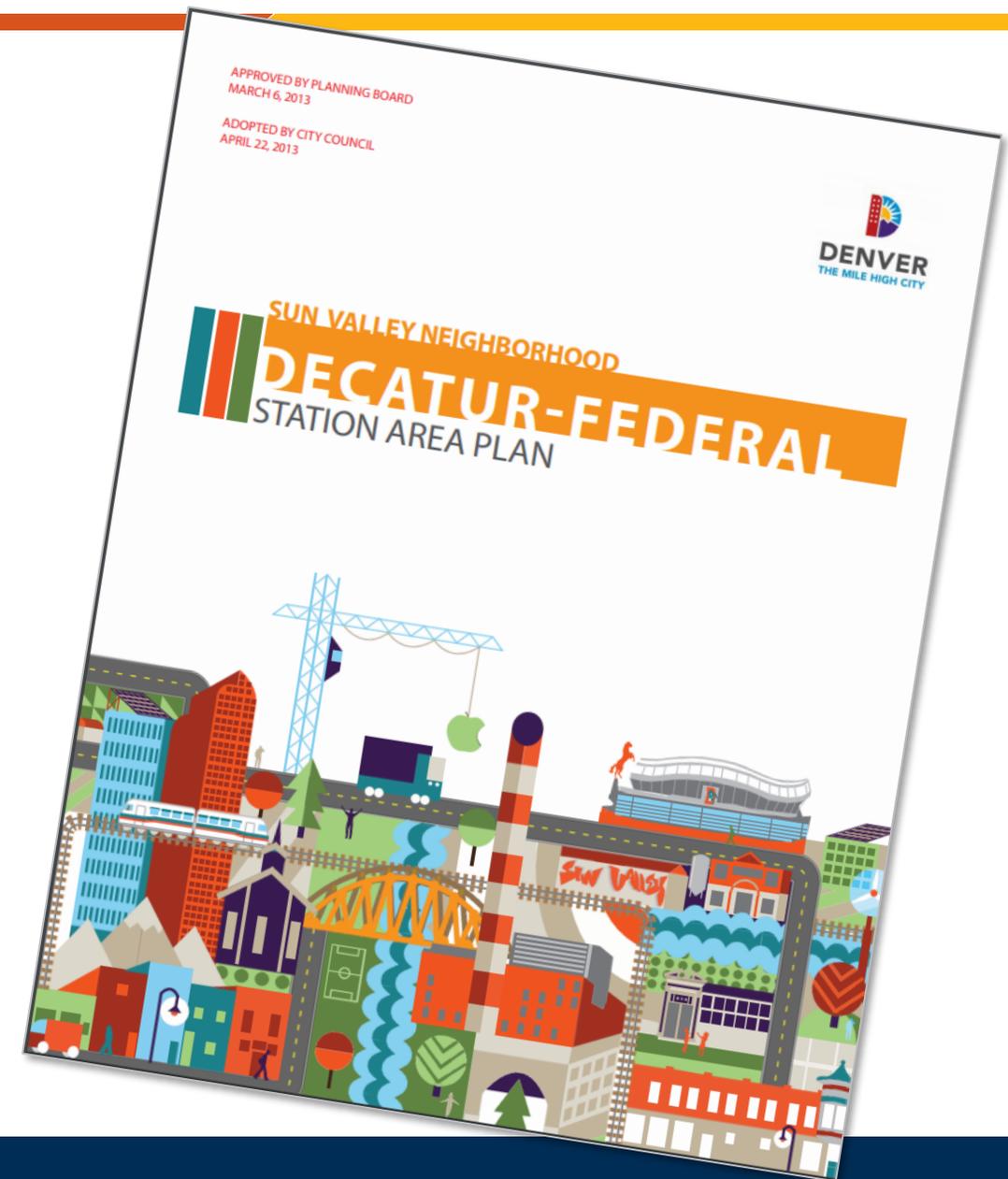
- Sun Valley Community Coalition
- West Denver United
- Federal Boulevard Corridor Improvement Partnership
- Inter-Neighborhood Cooperation
- Center City Denver Residents Organization

## Written comment from **Sun Valley Community Coalition**

- Voted to oppose (12 to 6)
- Neighborhood desires that former Family Crisis Center be used for youth mental health facility

# Review Criteria for Legislative Rezoning

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

- Denver Comprehensive Plan (2000)
- Blueprint Denver (2002)
- Decatur-Federal Station Area Plan (2013)



# Review Criteria:

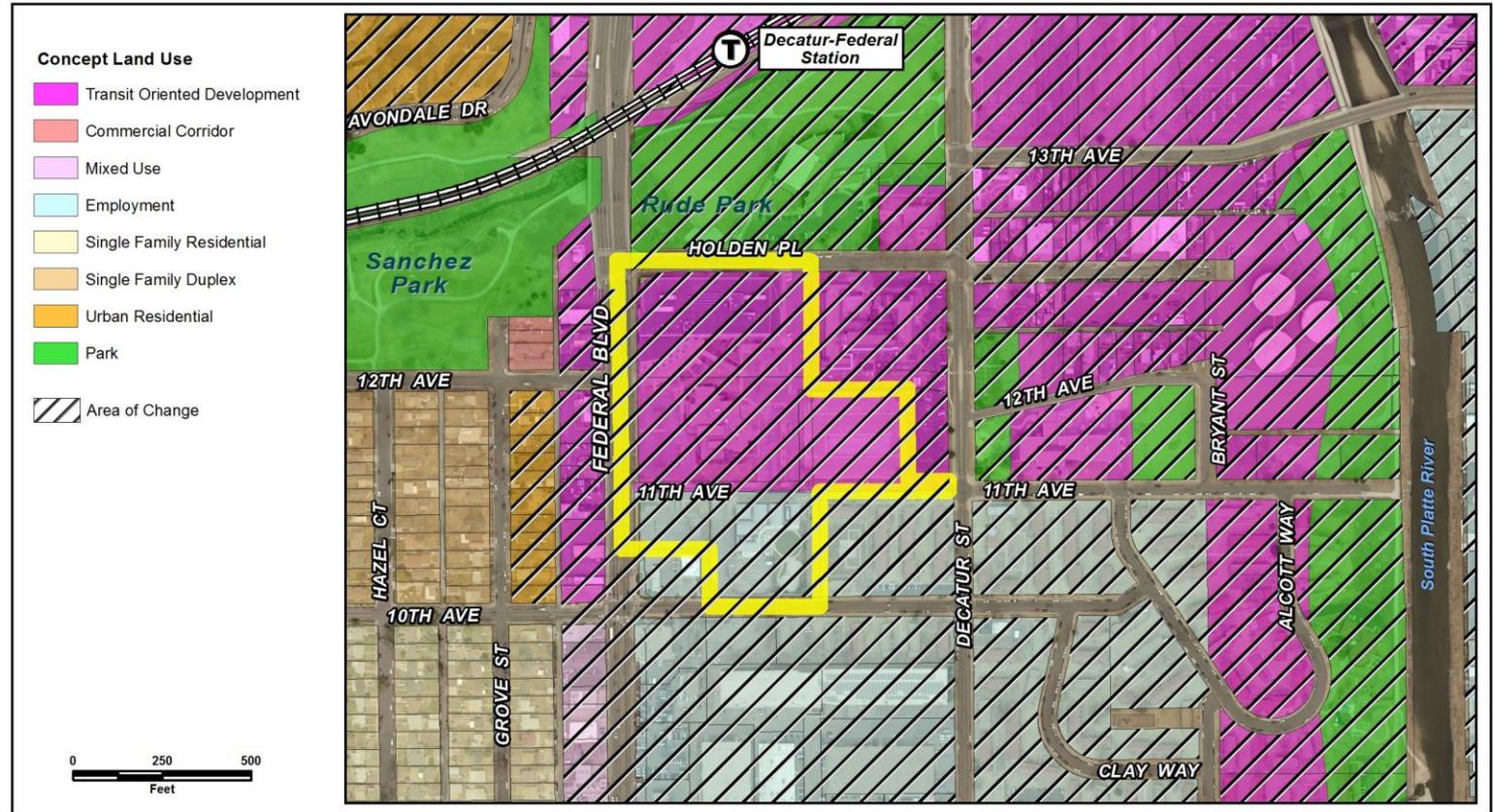
## Consistency with Adopted Plans

### *Comprehensive Plan 2000*

- *Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes. (p. 39)*
- *Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (p. 41)*
- *Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p. 60)*
- *Land Use Strategy 4-A – Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (p. 60)*
- *Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (p. 78)*
- *Denver’s Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)*

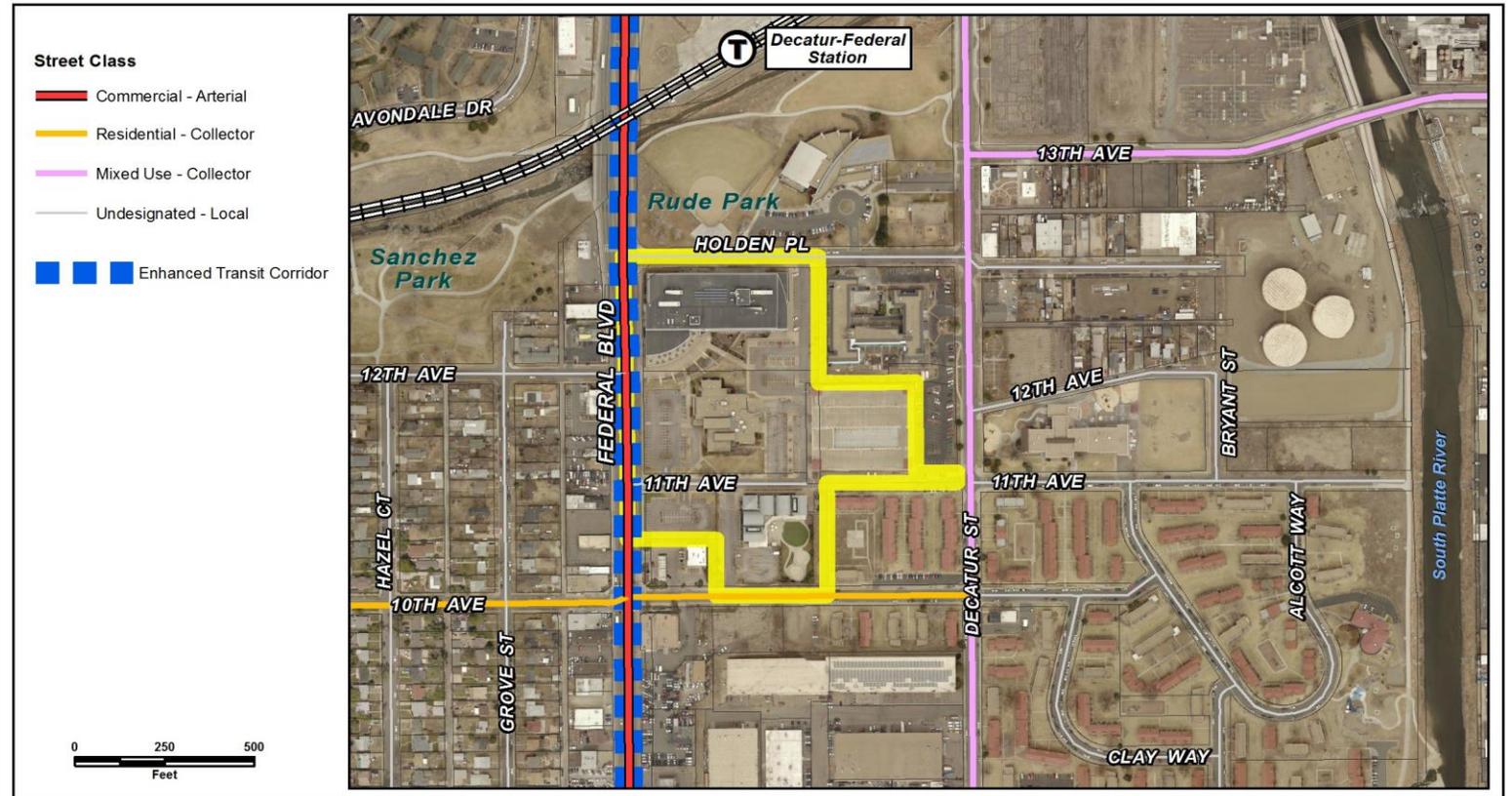
# Blueprint: Future Land Use

- Transit-Oriented Development
- Employment (southern 1/3)
- Area of Change



# Blueprint: Future Street Types

- Federal: Commercial Arterial/Enhanced Transit Corridor
- Decatur St.: Mixed-Use Collector
- 10<sup>th</sup> Ave. Residential Collector



# Review Criteria: Consistency with Adopted Plans

## Decatur-Federal Station Area Plan

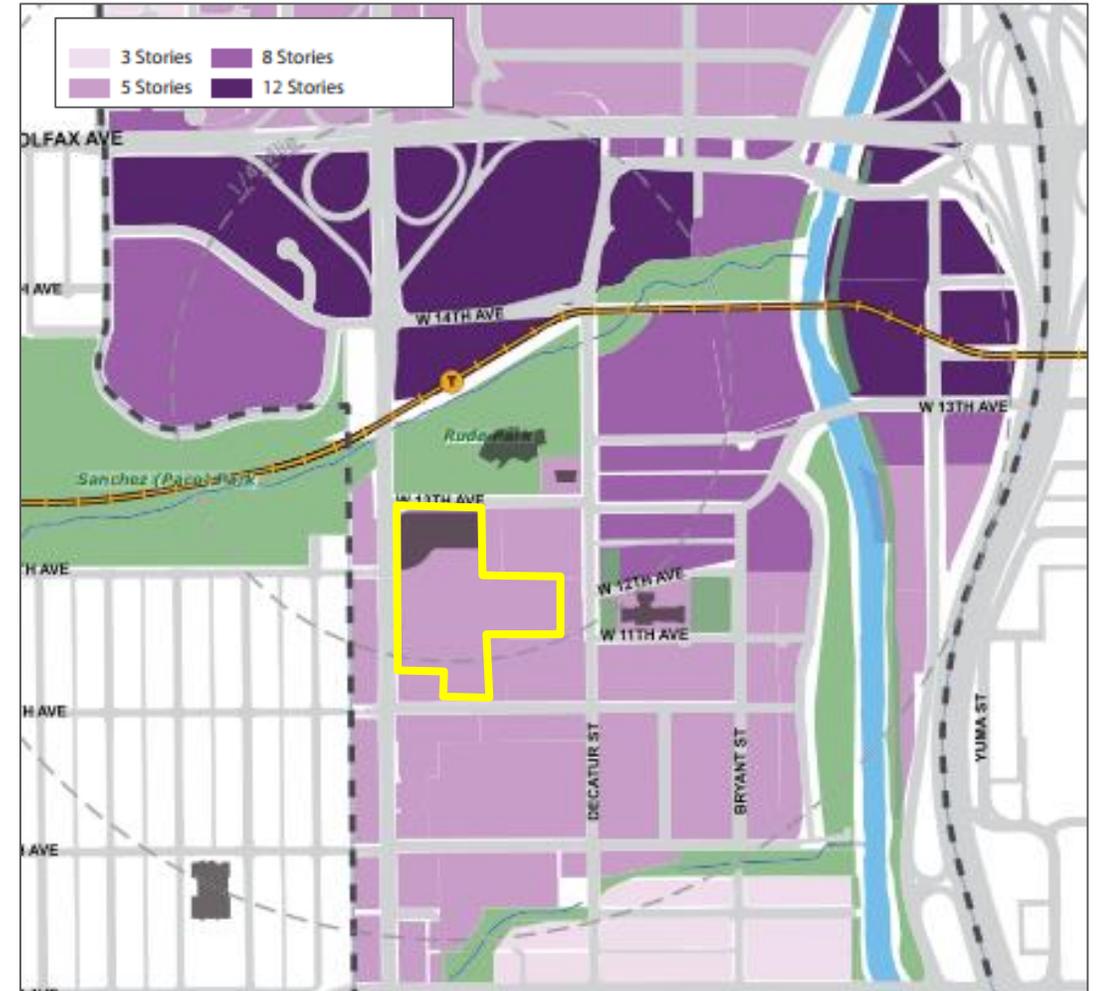
- Transit Oriented Development (northern 2/3)
- “Employment TOD” southern 1/3



# Review Criteria: Consistency with Adopted Plans

## Decatur-Federal Station Area Plan Building Heights

- 5-stories



# Review Criteria

## Denver Zoning Code Review Criteria

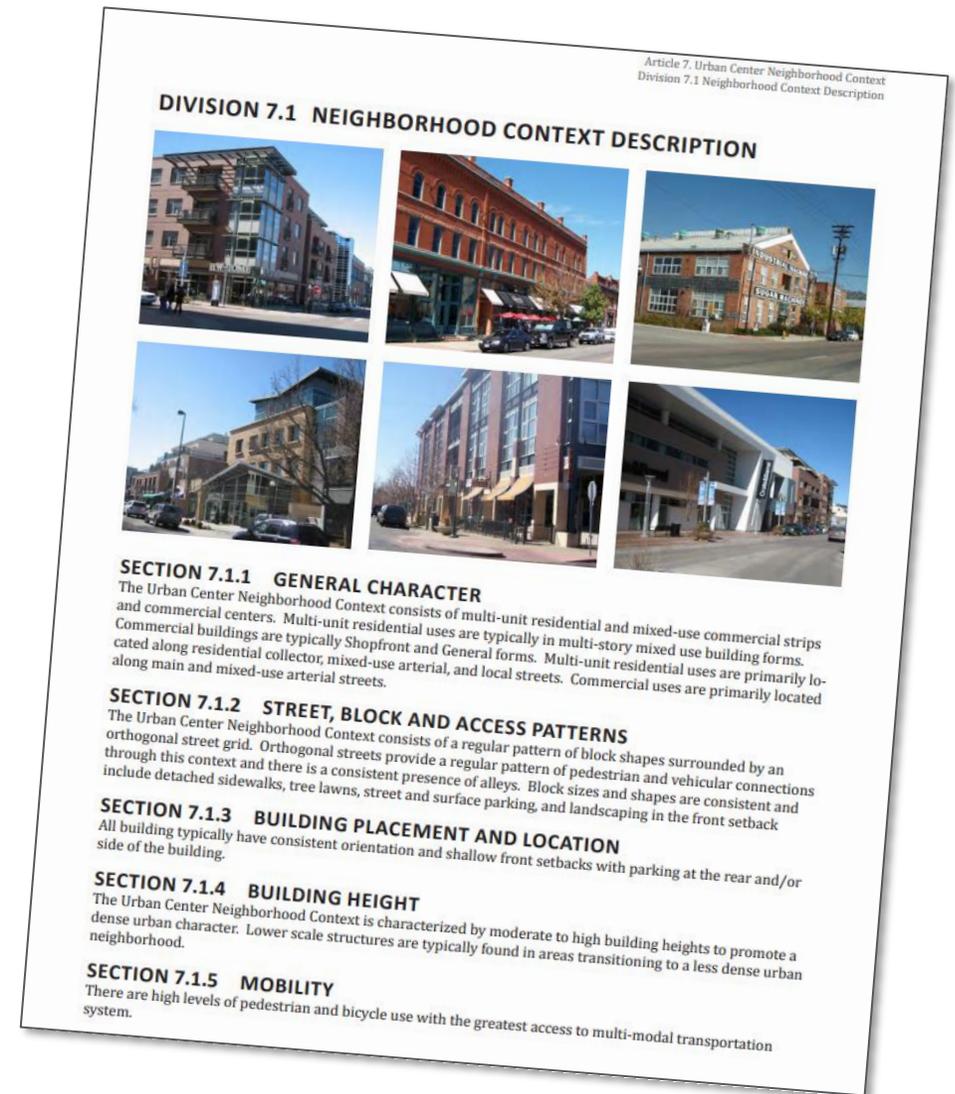
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request will result in uniform application of the C-MX zone district's building form, use and design regulations.
3. Further Public Health, Safety and Welfare
  - Implements adopted plans and policies for walkable development to support transit-oriented redevelopment
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
  - Opening of Decatur-Federal RTD station, major Denver Housing Authority redevelopment underway

# Review Criteria

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

### Urban Center Neighborhood Context:

- Intended to promote safe, active and pedestrian-scaled diverse areas through the use of town house, row house, apartment and shopfront building forms that clearly define and activate the public street edge.
- Intended to enhance convenience, ease and enjoyment of transit, walking, shopping and public gathering.



# 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