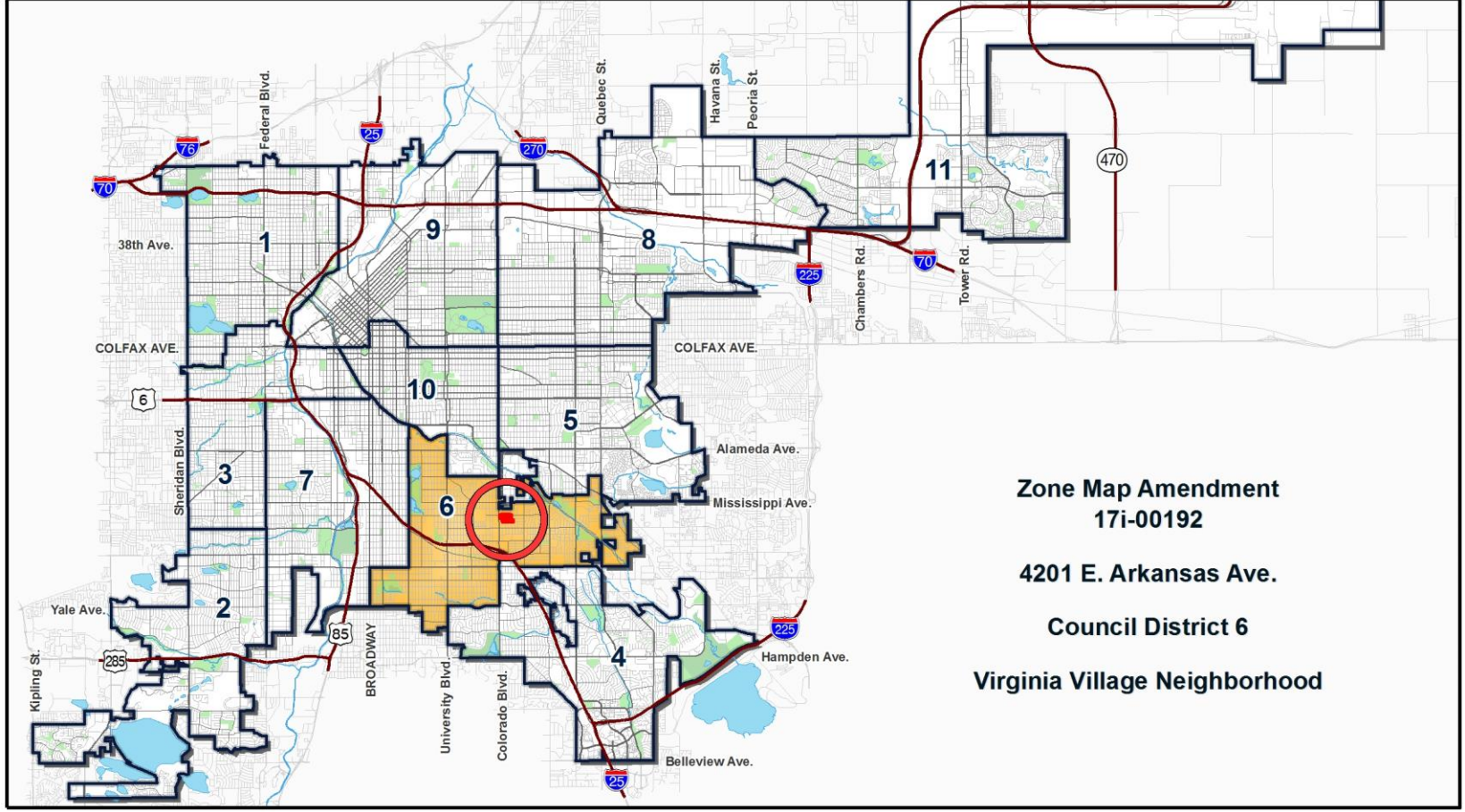


# 4201 E. Arkansas Ave

Existing Zone District: CMP-EI2 and S-MX-5 UO-1, UO-2

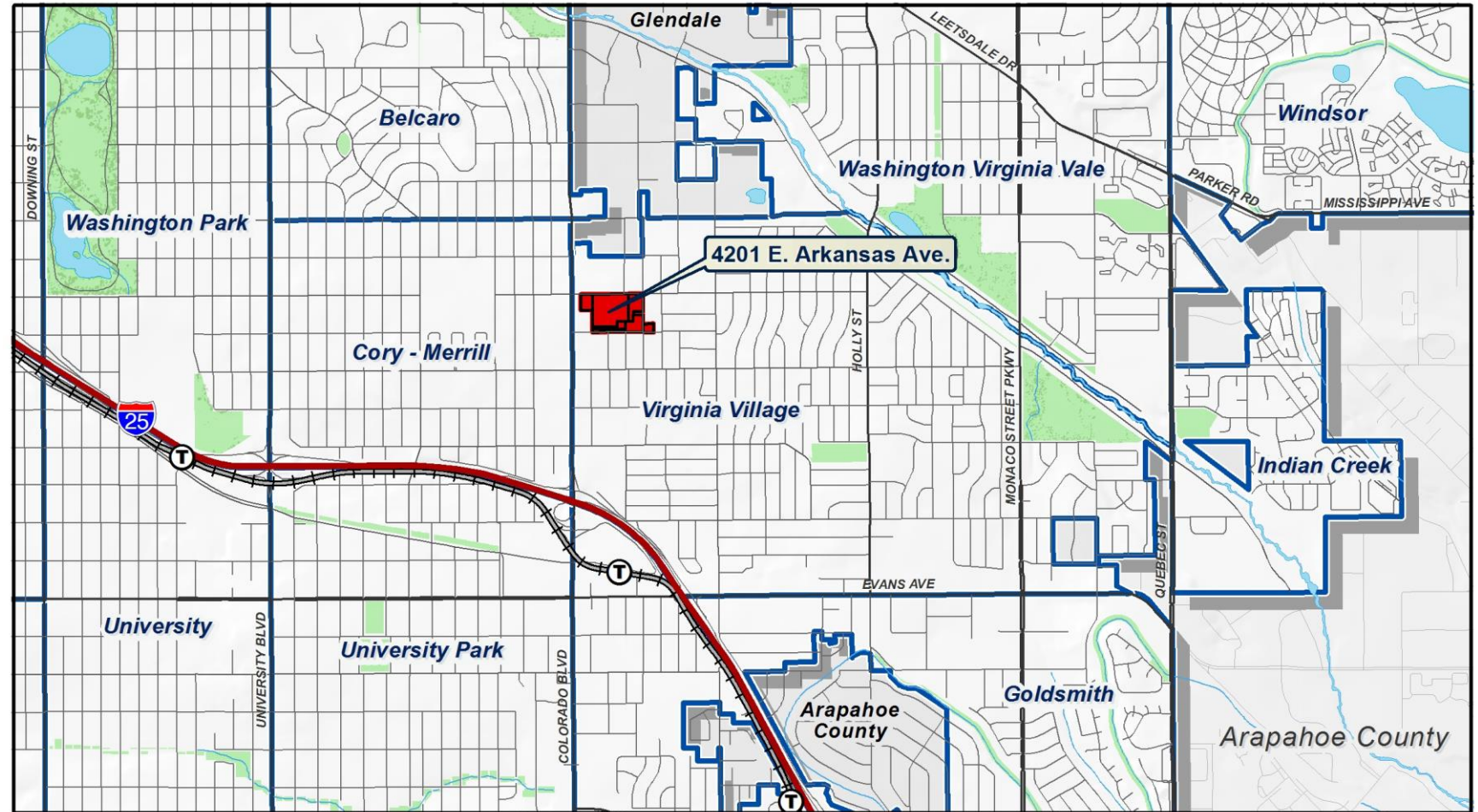
Proposed Zone District: S-MX-8 UO-2, S-MX-8, S-MX-5, S-MX-3, S-MU-3

# Council District 6

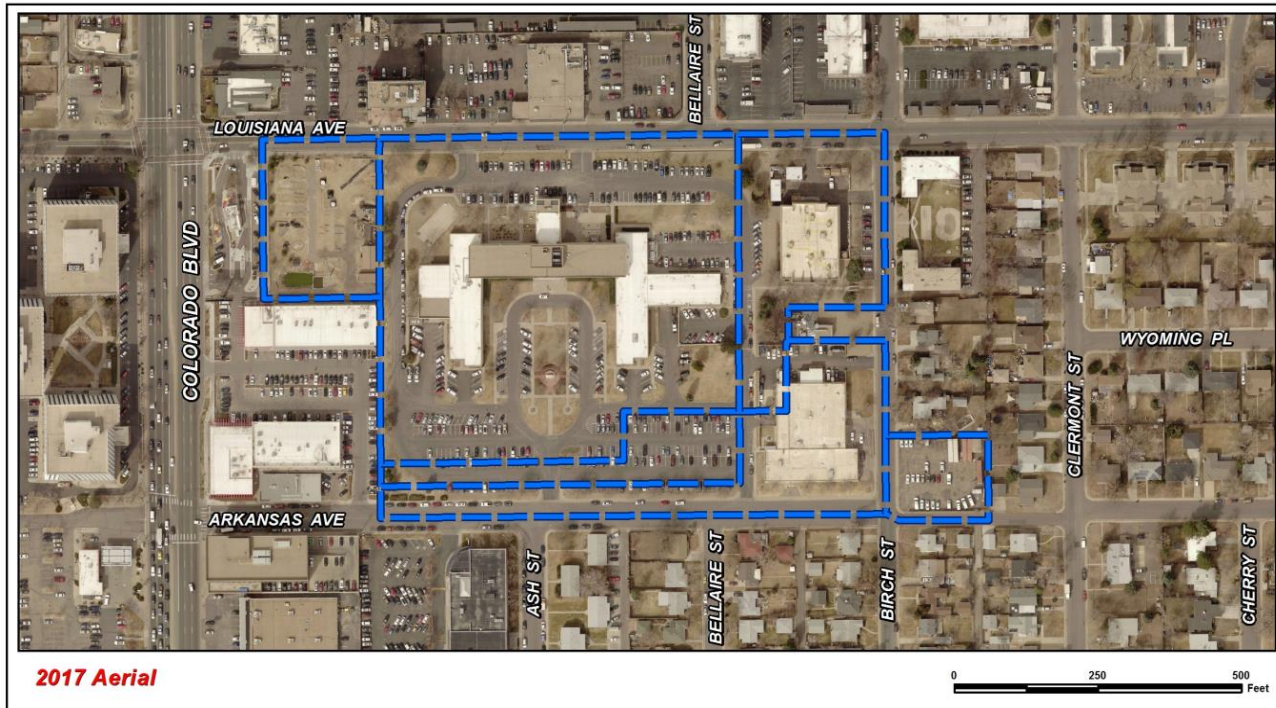


# Neighborhood

- Virginia Village



# Summary



## 4201 E. Arkansas Ave.

- Includes 4040 E. Louisiana Ave. and 1380 S. Birch St.
- Approx. 13.5 acres
- Former headquarters of Colorado Department of Transportation (CDOT)
- Three 1- to 4-story office structures currently on site

# Request

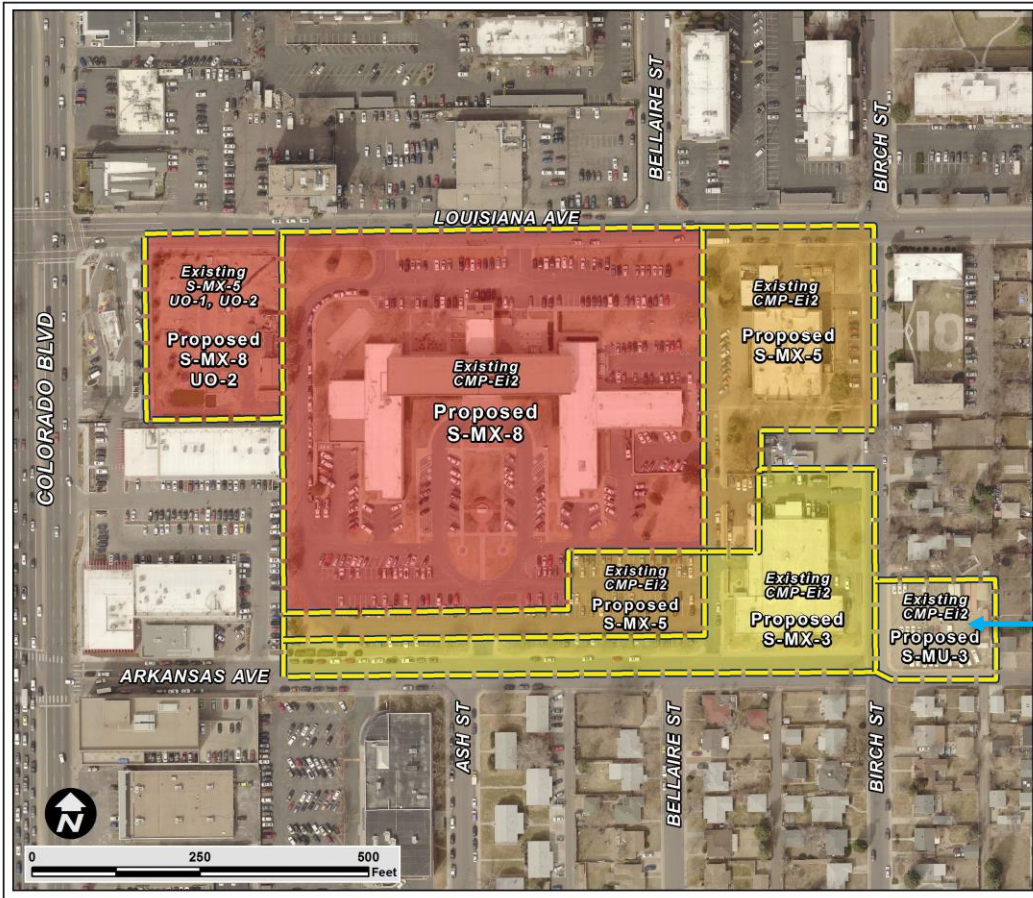


Photo: Denverite

Suburban Neighborhood Context, Mixed-Use District, range of heights:

- S-MX-8 UO-2
- S-MX-8
- S-MX-5
- S-MX-3

Suburban Neighborhood Context, Multi-Unit District:

- S-MU-3

# Project Details

- City-brokered transaction
- Agreement approved by City Council late 2017
- Stated Goals:
  - 150 units of affordable housing
  - 150,000 square feet of commercial space
  - Employment opportunities
- Anticipated late November closing date with CDOT for property
  - Proposed Development Agreement in lieu of GDP



# Development Agreement

- 150 units of affordable housing onsite
- Provide open space on a minimum of 10% of the property
- Environmental cleanup
- Traffic and transportation commitments (e.g. traffic study, transportation demand management)
- Reconnect street grid

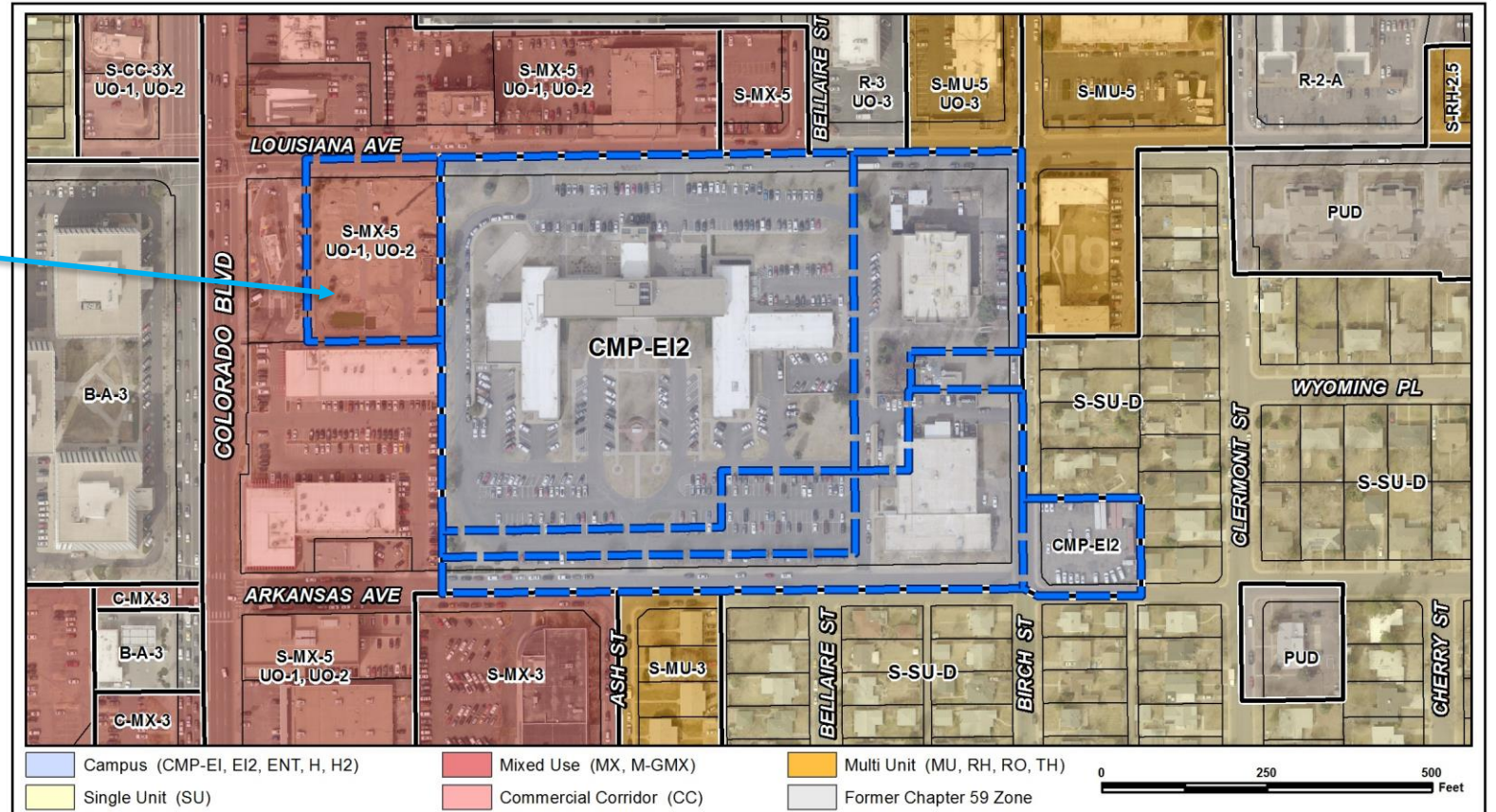
# Existing Context: Zoning

Current zoning of site:

- CMP-EI2
- S-MX-5 UO-1, UO-2 (NW parcel)

Surrounding Zoning

- S-MX-5
- S-MU-5
- S-MU-3
- R-3
- S-SU-D





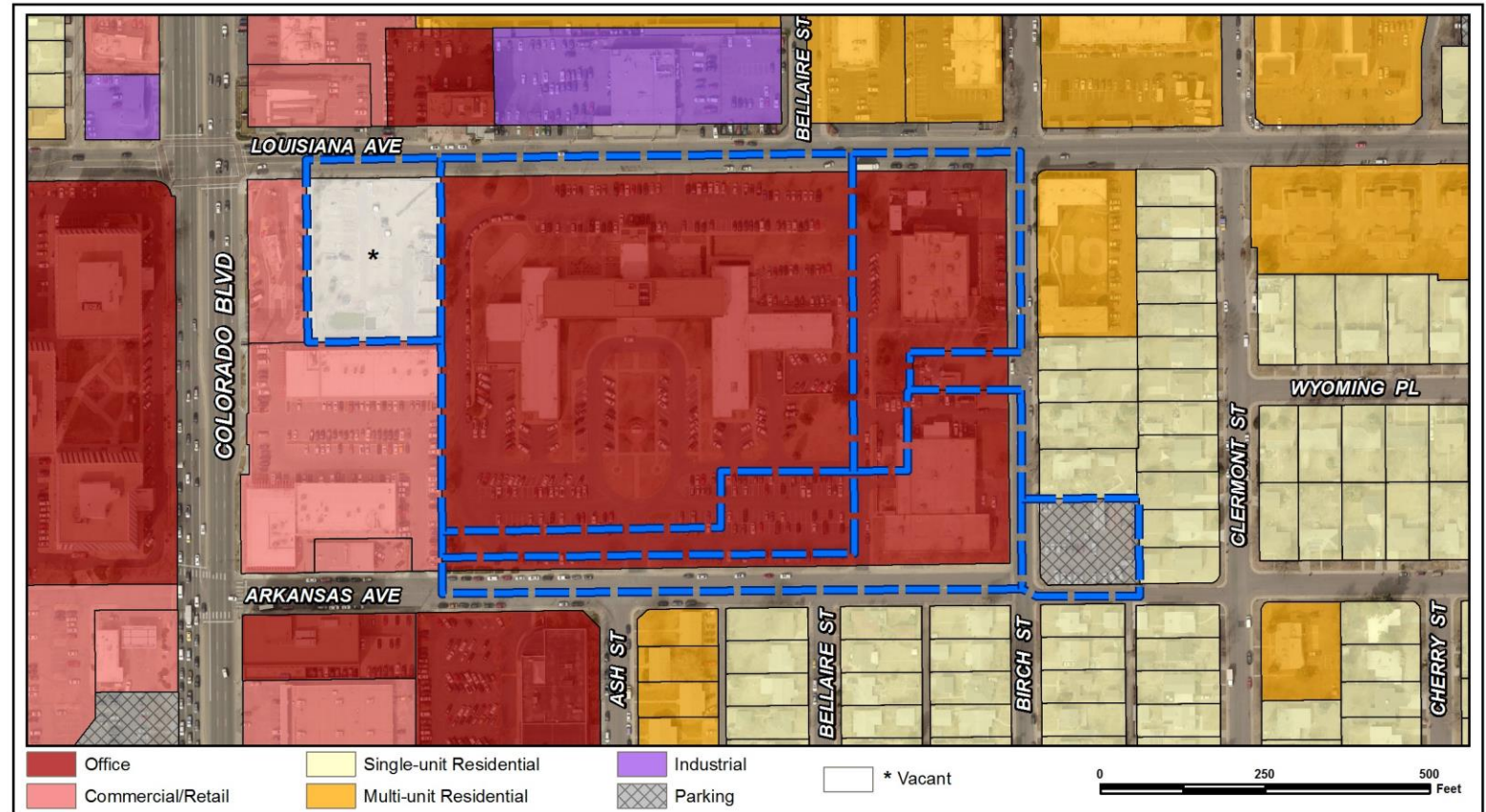
# Existing Context: Land Use

## Site:

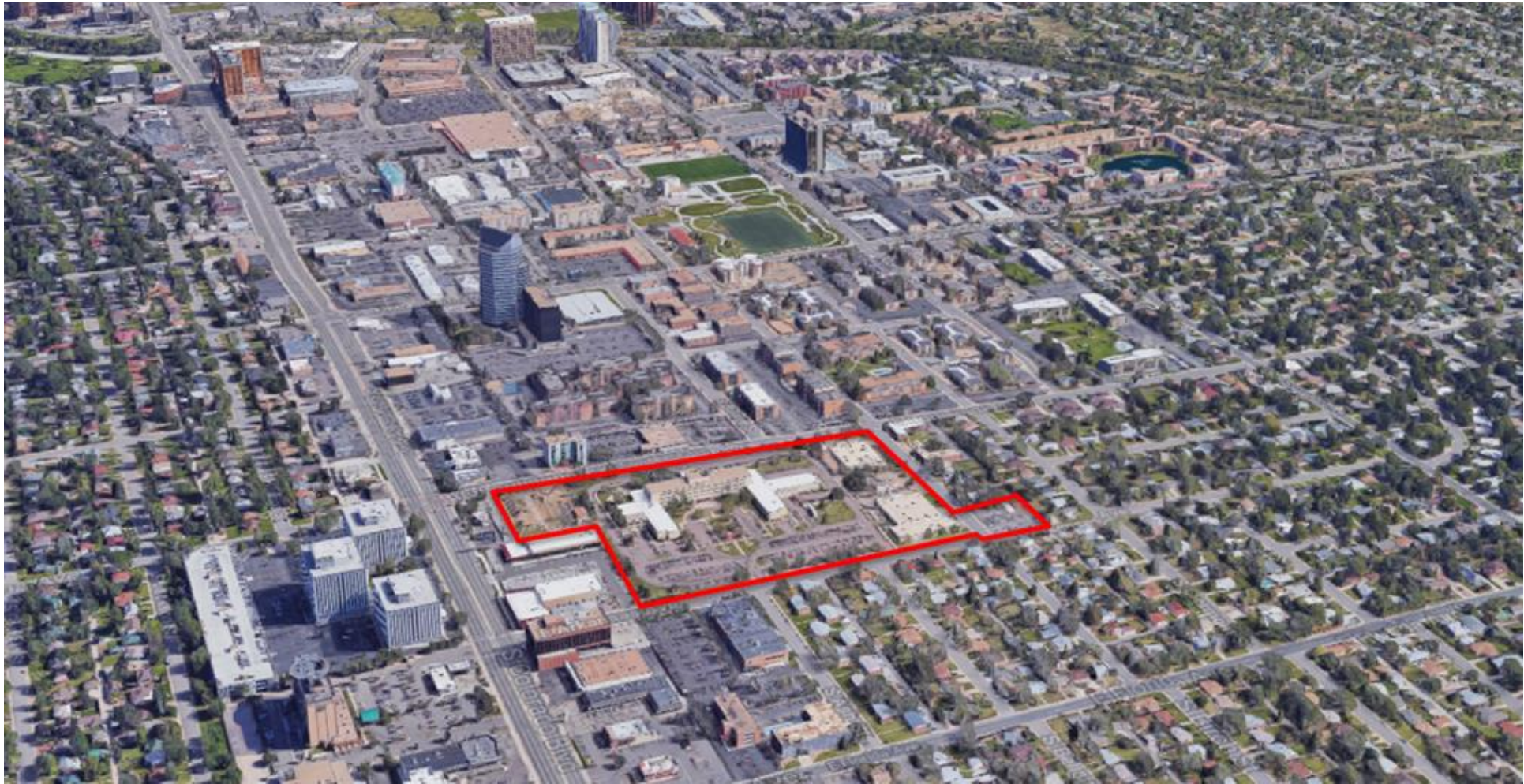
- Office (Vacant, formerly CDOT Headquarters)
- Vacant (NW Parcel, used for water quality training)

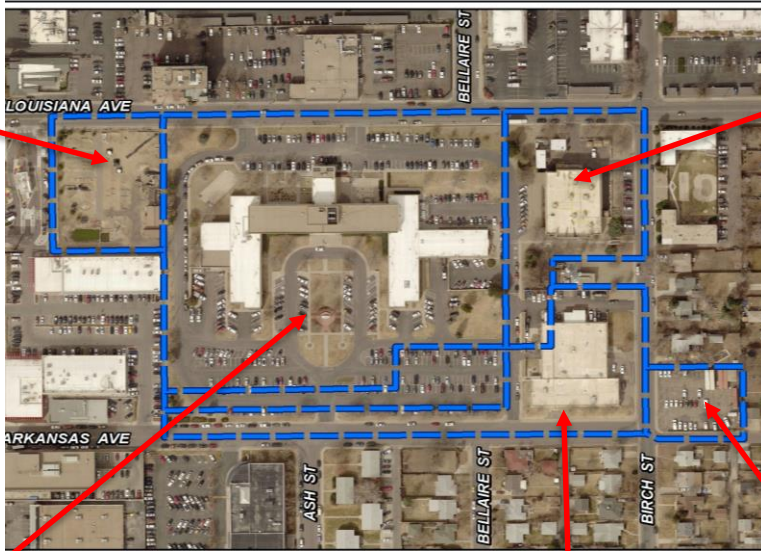
## Surrounding:

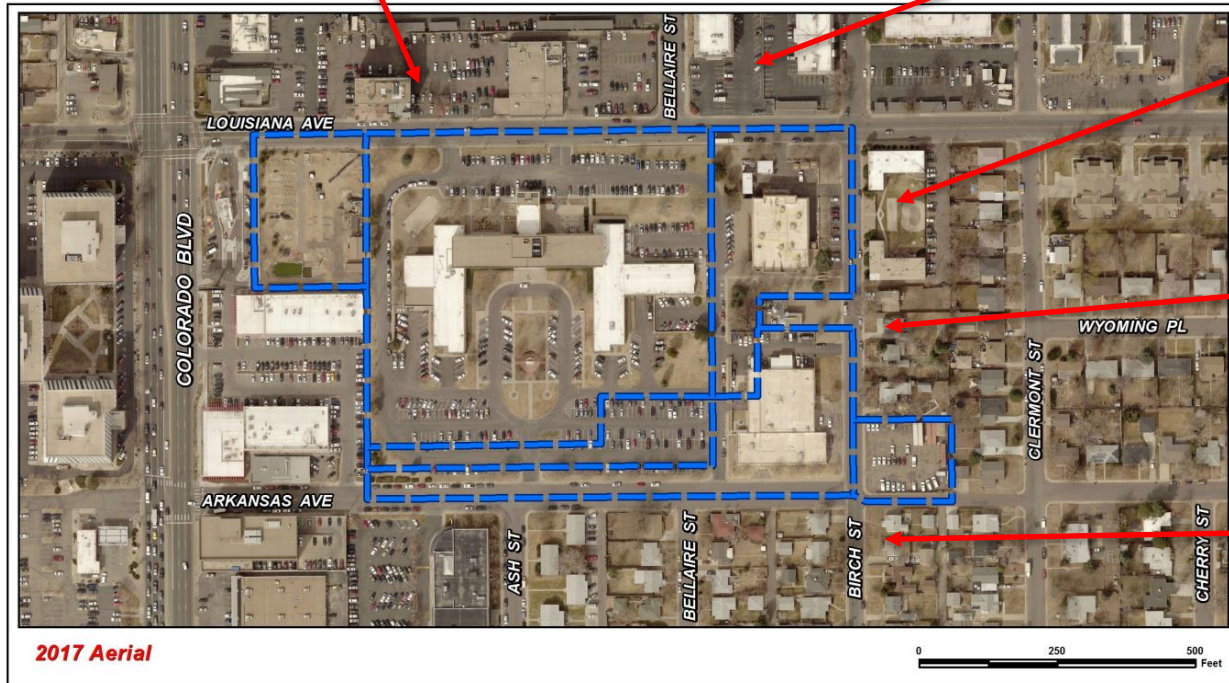
- Office
- Commercial
- Multi-Unit Residential
- Industrial (auto body repair)
- Multi-unit residential
- Single-unit residential

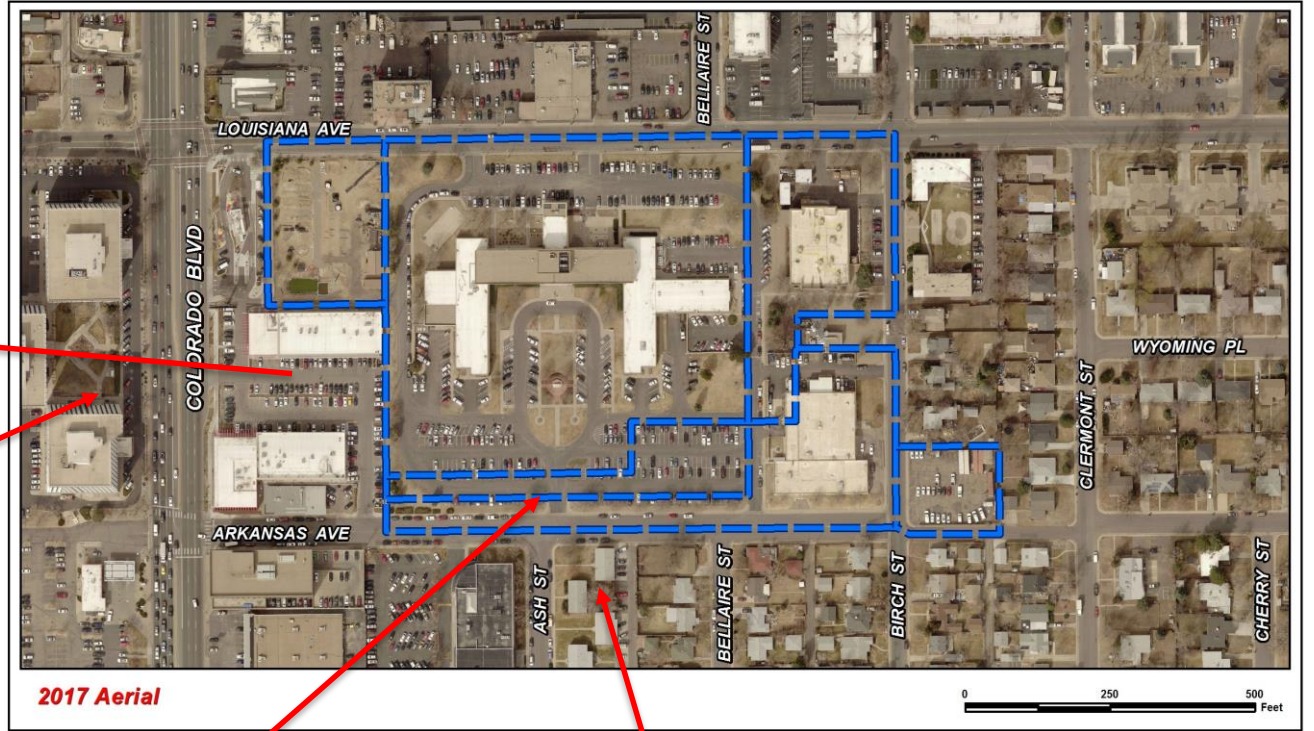
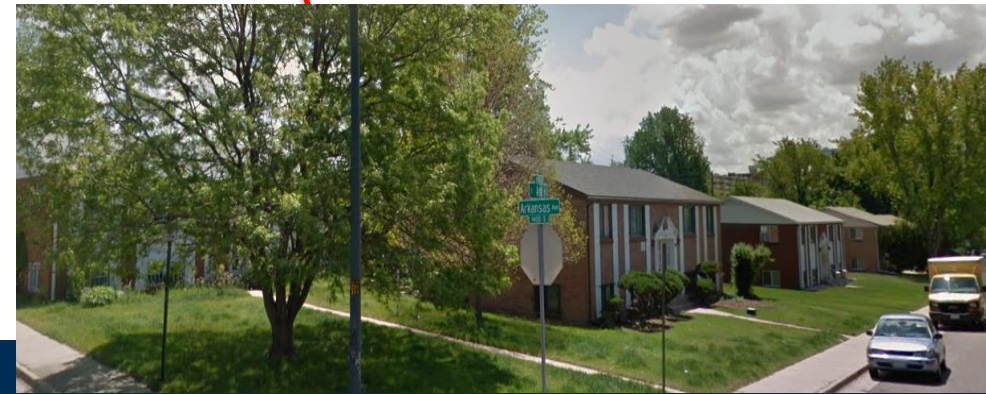
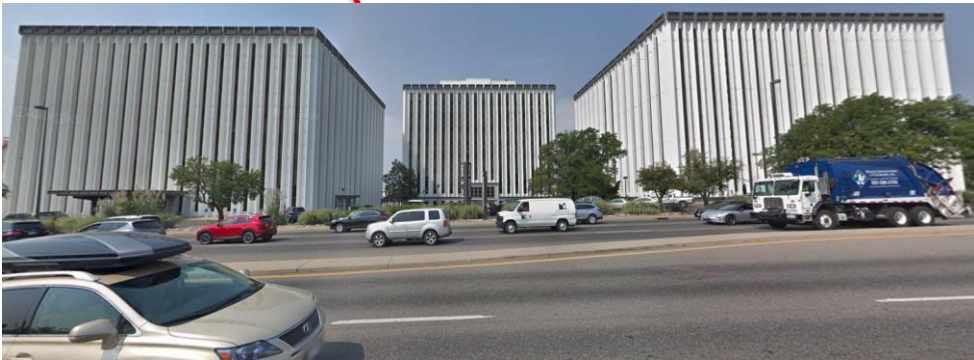


# Existing Context: Block Size, Building Form and Scale



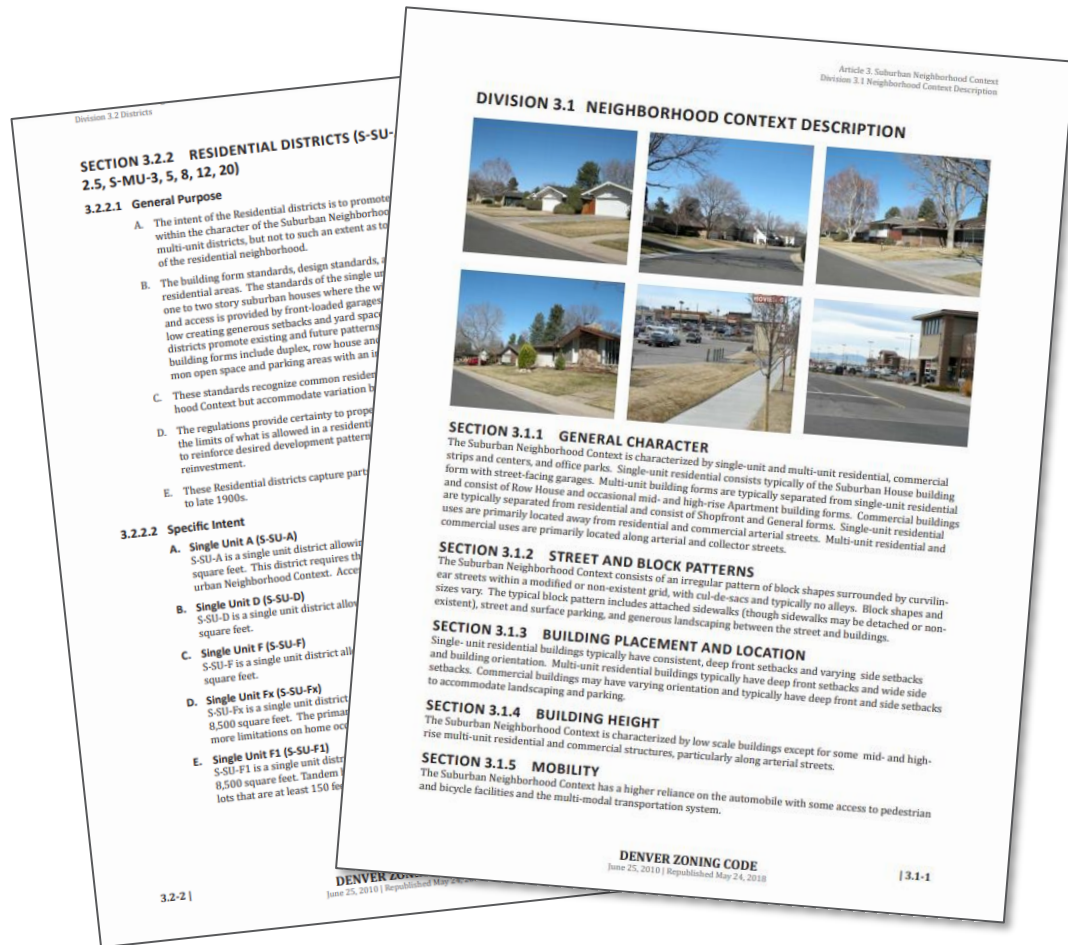






# Proposal: S-MU-3

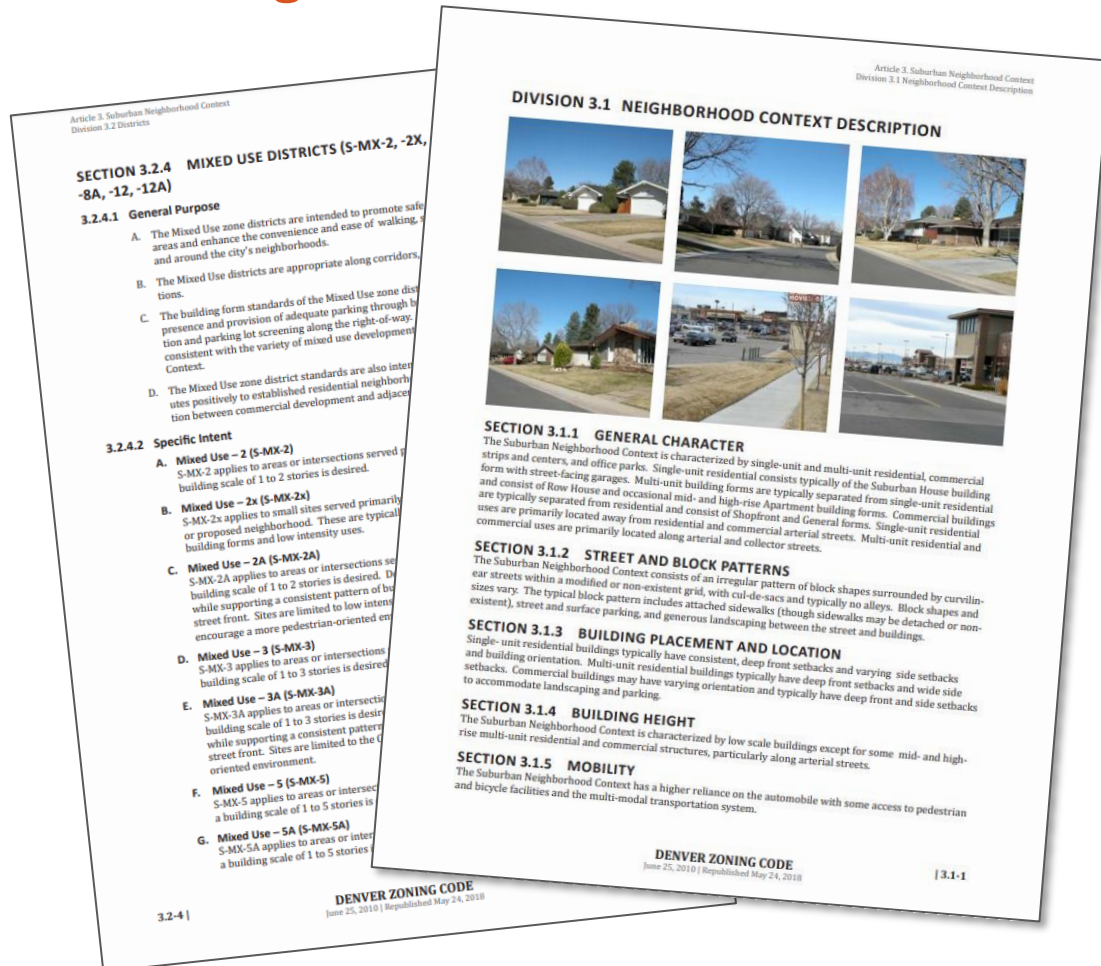
Suburban Neighborhood Context, Multi-Unit Use, maximum height of 3 stories.



- Promotes higher-density housing in a suburban context, including "duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system."

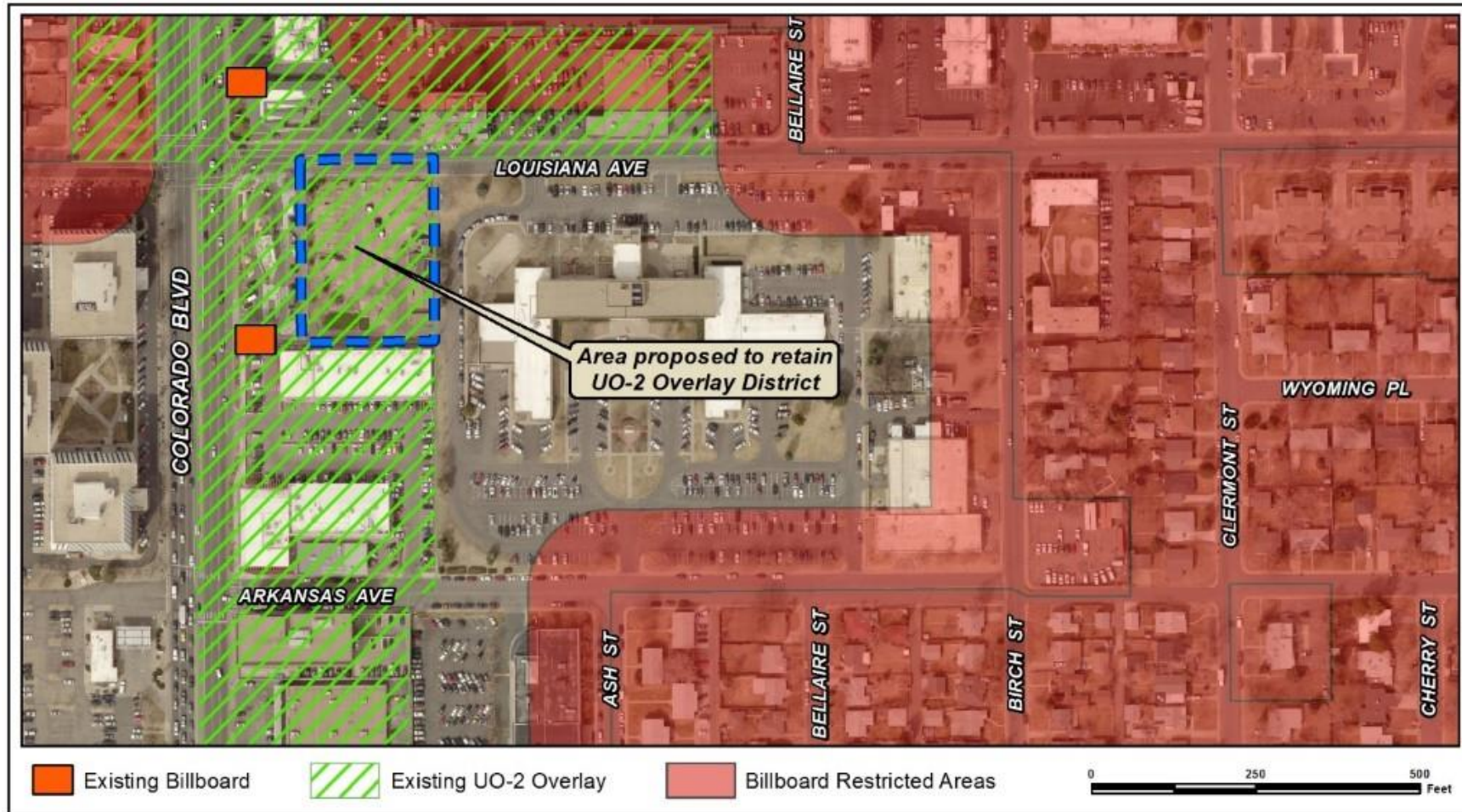
# Proposal: S-MX-3, 5 and 8

Suburban Neighborhood Context, Mixed-Use, maximum height of 3, 5 and 8 stories.



- Intended to promote "safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods."
- "...appropriate along corridors, for larger sites and at major intersections."
- S-MX-3: "areas or intersections served primarily by local or collector streets"
- S-MX-5: "areas or intersections served primarily by collector or arterial streets"
- S-MX-8: "areas or intersections served primarily by arterial streets"

# UO-2





# Process

Step	Date
CPD Informational Notice of Receipt	6/1/18
Community Meetings to present project	1/25/18, 3/8/18, 4/5/18, 5/3/18, 6/7/18, 7/12/18
CPD Written Notice of Planning Board Hearing	8/30/18
Planning Board	9/19/18 <b>Recommendation of Approval, 6:2 vote</b>
Land Use, Transportation and Infrastructure Committee	10/9/18
City Council First Reading	11/5/18
City Council Public Hearing	12/3/18

# Registered Neighborhood Organizations and Public Comment

- Virginia Village/Ellis Community Association
- Inter-Neighborhood Cooperation (INC)

Written comment from Virginia Village/Ellis Community Association

- “The RNO remains neutral at the time of this report. The RNO does not feel that there is enough information at this time, and we plan to make our position official prior to the second reading by City Council later this year.”

Written individual comment:

- 59 letters and e-mails received
  - 18 opposed to rezoning
  - 42 in support of rezoning

# Stakeholder Concerns

## Increased Traffic

- Estimated 10,000 trip/day increase (could be similar after redevelopment under existing zoning)
- Traffic Study, TDM

## Development Density and Height

- Original proposal: 12 stories, later revised to 8
- Step-down to neighborhoods

## Gentrification

- Affordable Housing part of agreement with City

## Lack of specificity

- Concern about “redundant” or undesirable businesses, architectural style

## Environmental Cleanup

- Ongoing cleanup of solvent spill

# Project Support

## Vibrancy

- Opportunity for "sense of place" – alternative to auto-oriented strip commercial on Colorado Blvd.
- Neighborhood-oriented retail and destinations

## Affordable Housing

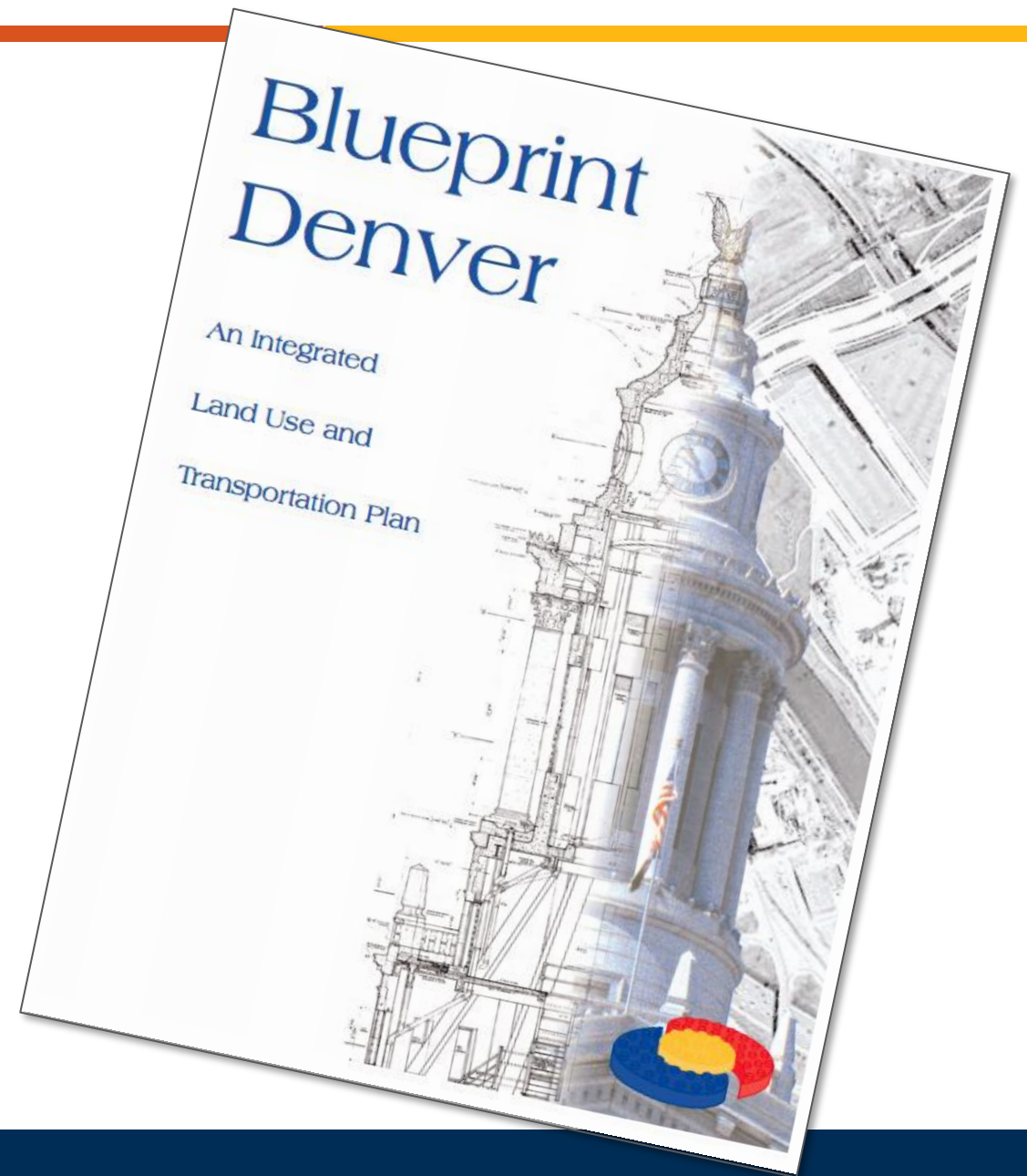
- 150 units priced at 60% of Area Median Income (\$48,000 for a family of 3)
- Stabilization of school population

## Sustainability

- Alternative to sprawl to meet housing demand
- Reuse of underutilized site
- New residents along transit routes to support improvements

# Review Criteria for 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:

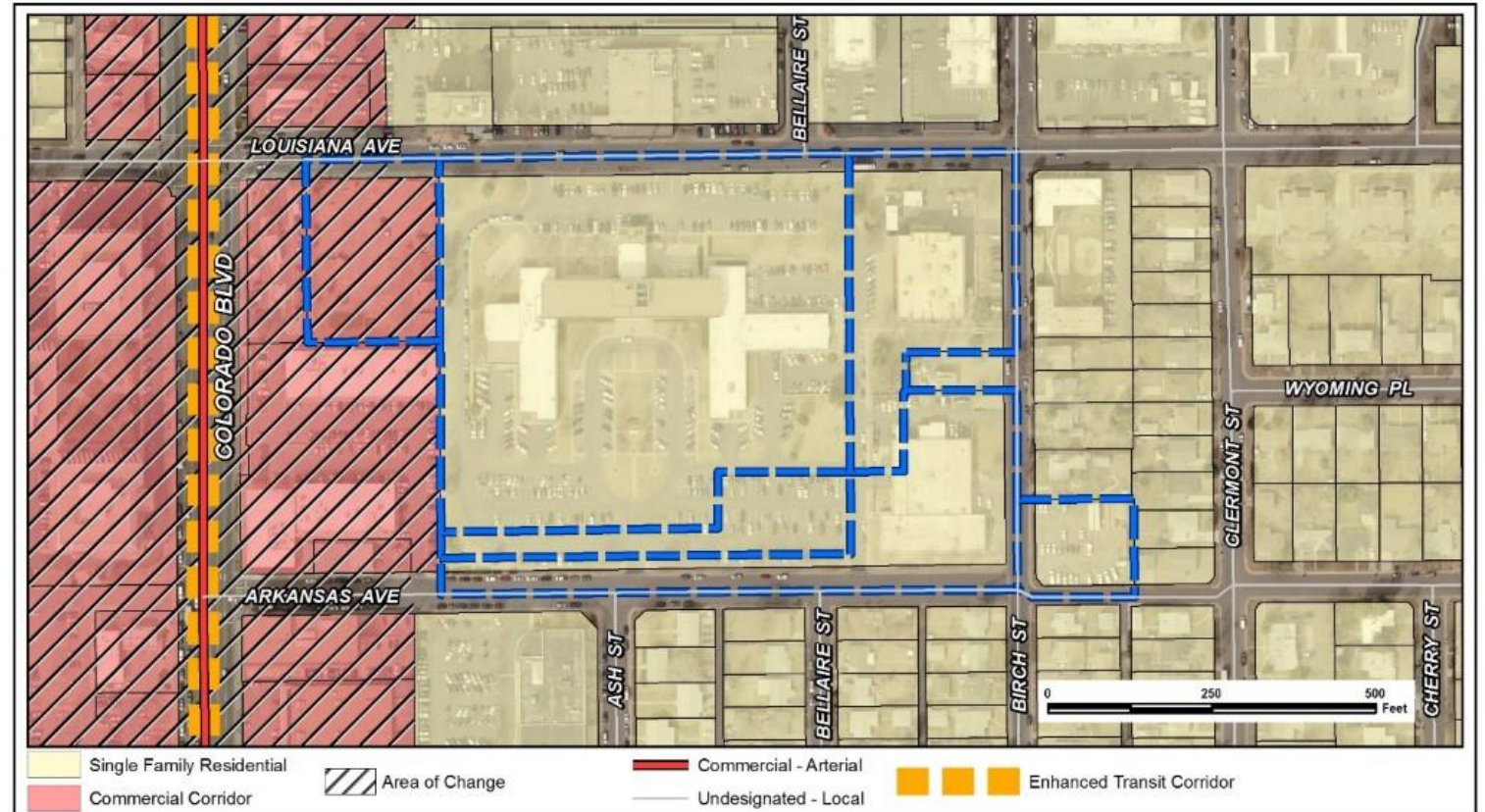
## Consistency with Adopted Plans

### *Comprehensive Plan 2000*

- Environmental Sustainability Strategy 1-A: Encourage redevelopment of vacant, underutilized and environmentally compromised land known as brownfields. (p. 37)
- 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, and 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 3-D: Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist. (p. 60)
- Denver's Legacies Strategy 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)
- Housing Strategy 6-A: Support Mixed-Use Development consistent with the goal of the Comprehensive Plan's land-use and mobility strategies. (p. 117)
- Housing Strategy 6-B: Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines. (p. 117)
- Economic Activity Strategy 1-H: Support a variety of housing opportunities for Denver's current and future workforce. Housing opportunities throughout Denver should be expanded — especially in the Downtown core and near employment centers — to accommodate people and families of all incomes. (p. 131)

# Blueprint: Future Land Use

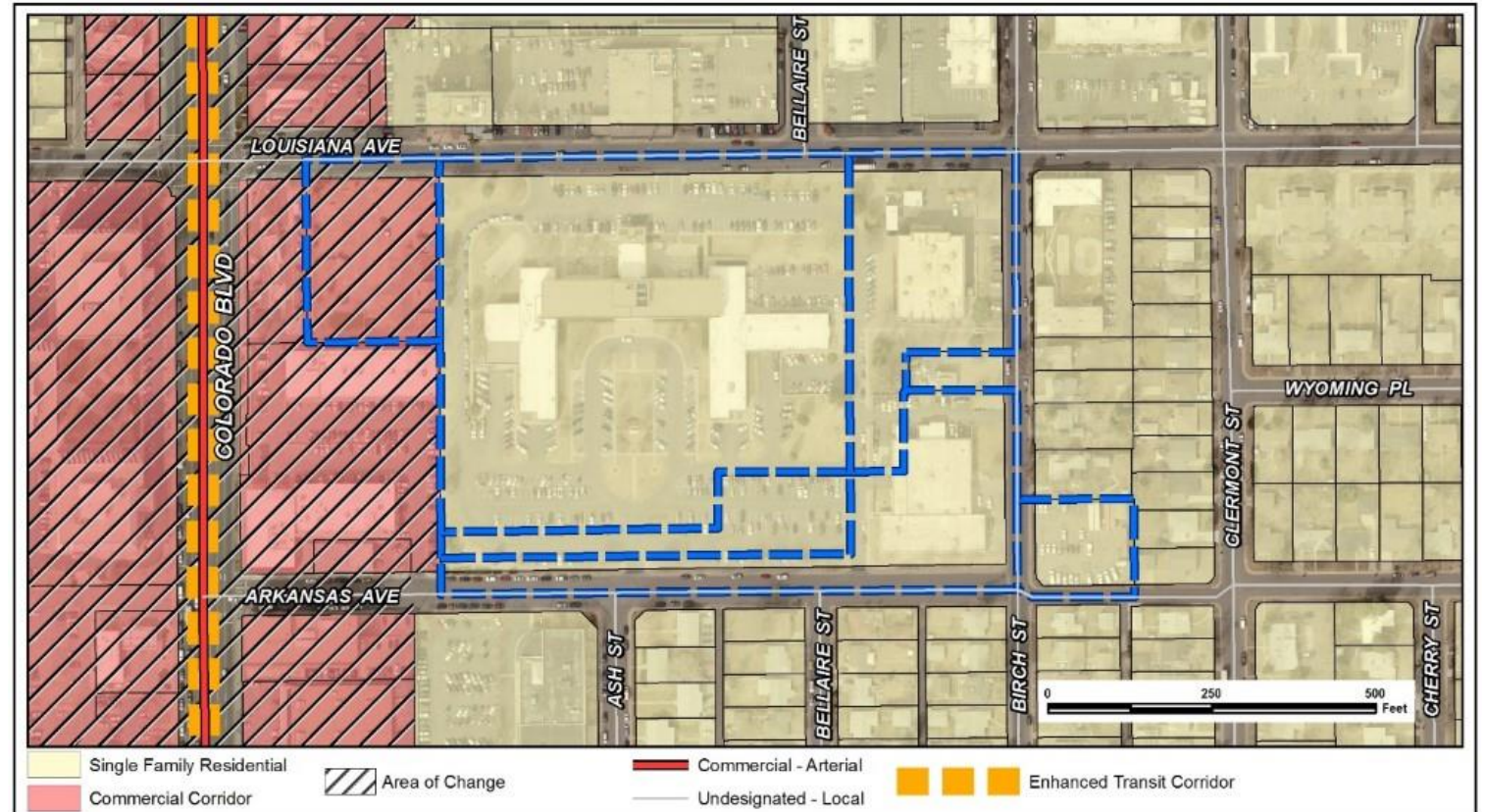
- Single-Family Residential, Area of Stability (core parcels)
- Commercial Corridor, Area of Change (northwest parcel)





# Blueprint: Future Street Classifications

- Commercial Arterial, Enhanced Transit Corridor (Colorado Blvd.)
- Undesignated Local (all other streets)
- Public Works considers Louisiana a collector between Colorado and Holly (Per 2017 Map)



# Plan Analysis: Areas of Stability

- Areas of Stability: “the vast majority of Denver, primarily the stable residential neighborhoods and their associated commercial areas, where limited change is expected in the next 20 years. (p 120)”
- Overarching Goal: “identify and maintain the character of an area while accommodating some new development and redevelopment.” (p. 140).
- Committed and Reinvestment Areas: Reinvestment Areas represent opportunities for "reinvestment through modest infill and redevelopment or major projects in a small area" within Area of Stability (p. 122)

# Review Criteria

## Denver Zoning Code Review Criteria

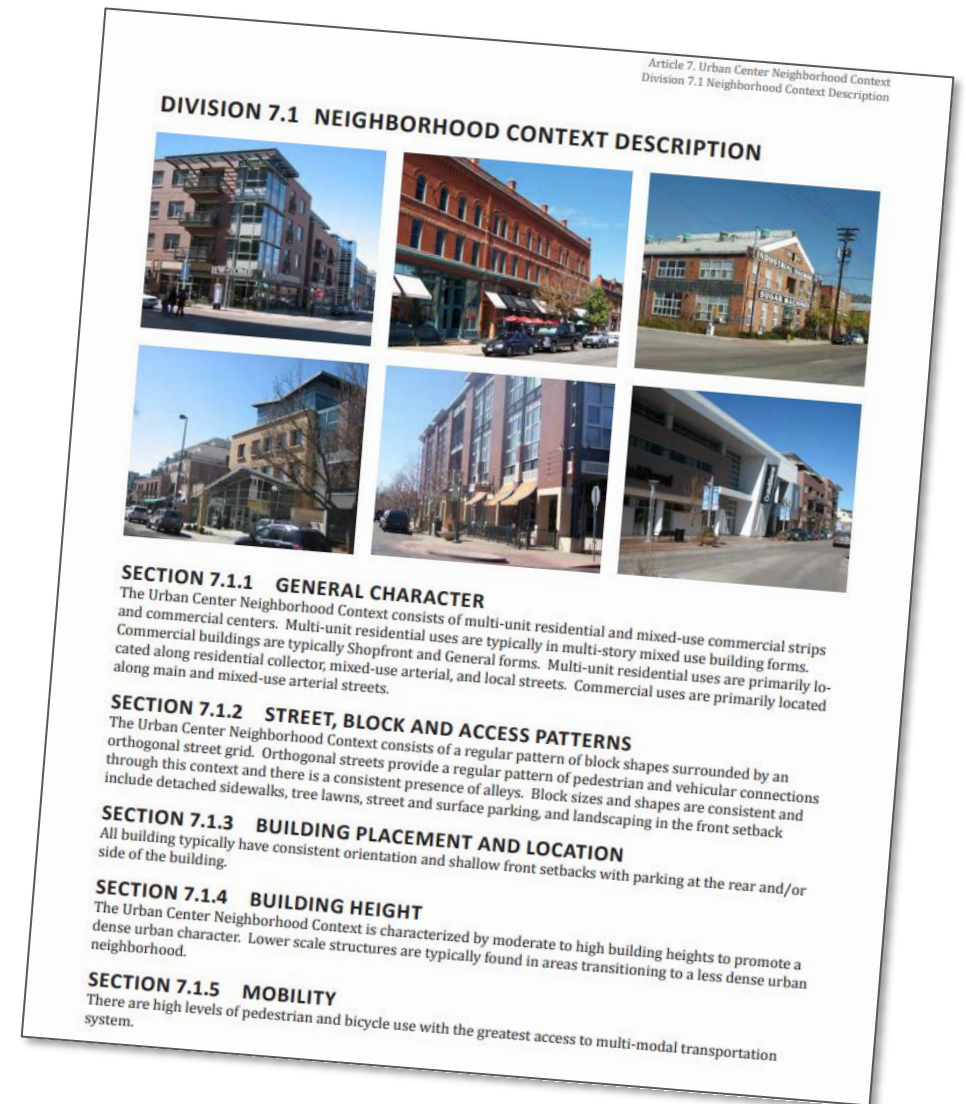
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request will result in uniform application of the S-MX zone district's building form, use and design regulations.
3. Further Public Health, Safety and Welfare
  - Jobs and Housing near high-quality transit on brownfield site
  - Pedestrian friendly, mix of uses
  - Clear transition of building scale
4. Justifying Circumstances
  - Population growth and need for housing
  - Closure and vacation of site

# Review Criteria

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

## Suburban Neighborhood Context:

- Context includes “occasional mid- and high-rise Apartment building forms, surface parking and “generous landscaping between the street and buildings” in deep setbacks.
- New development “contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.”



# CPD Recommendation

CPD recommends approval, in combination with development agreement to address certain issues, 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