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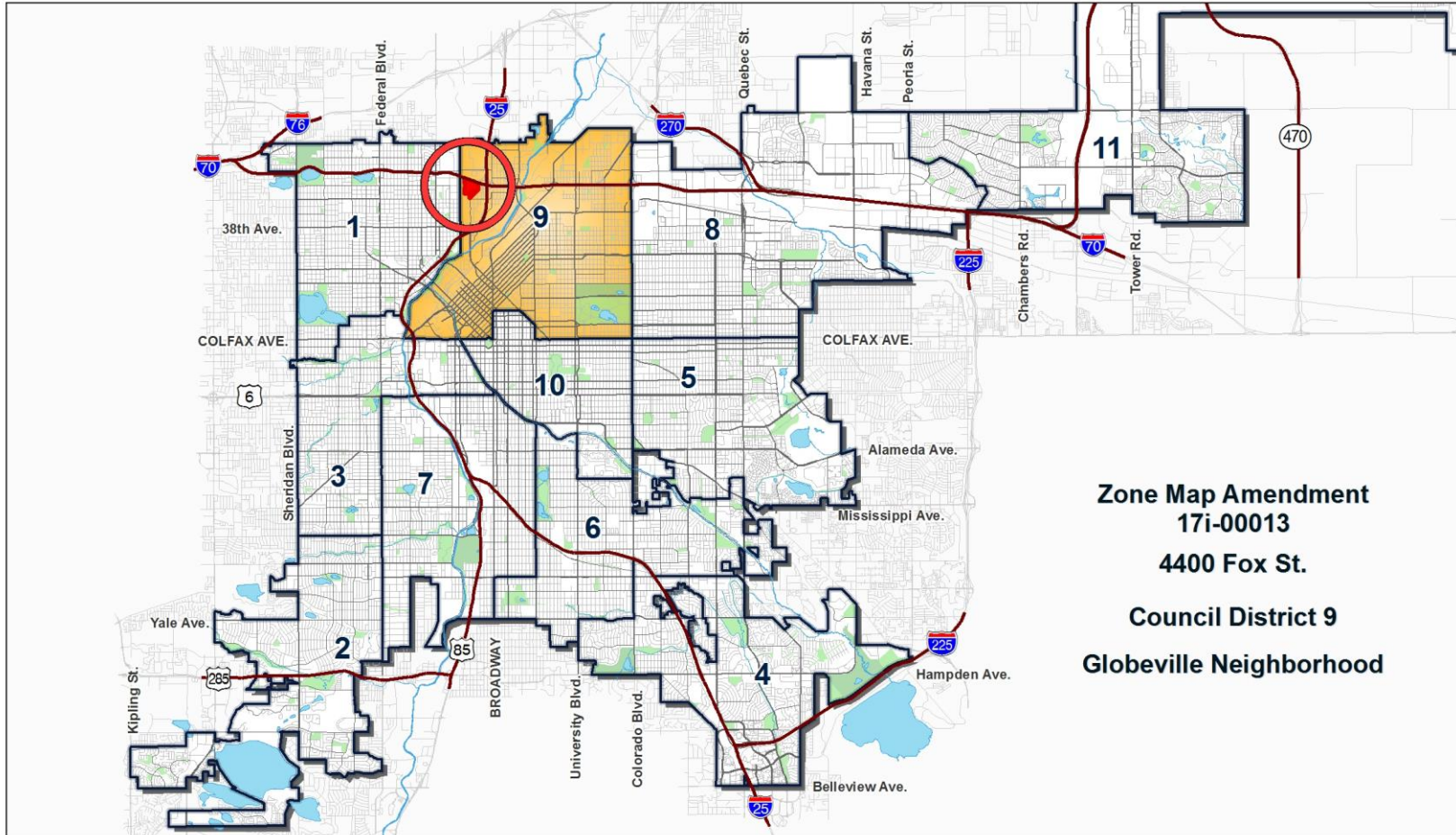
# 4400 N Fox Street

I-B U0-2 to C-MX-12 U0-2, C-RX-8 U0-2, and C-RX-12 U0-2

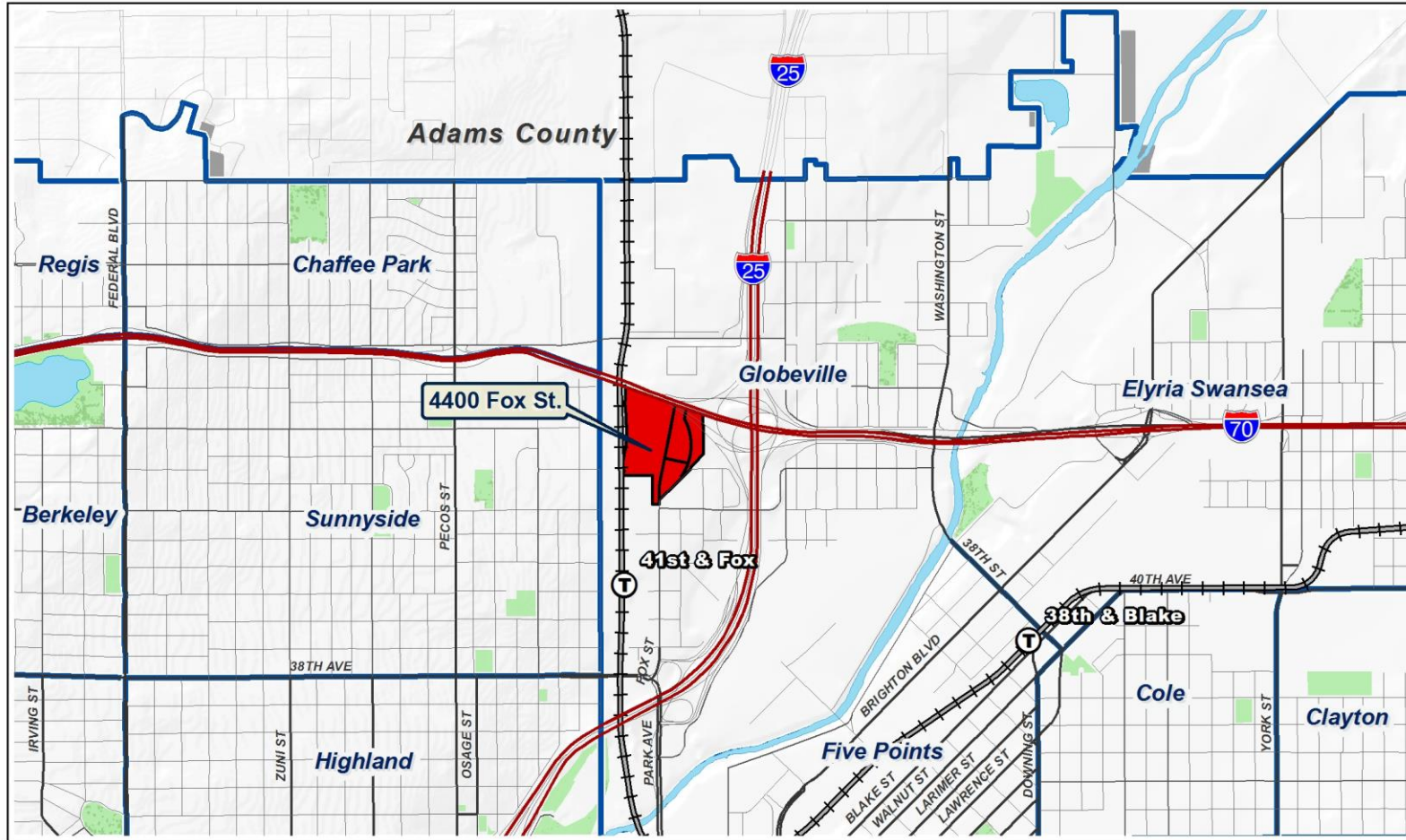
June 18, 2018

Staff Report to Denver City Council

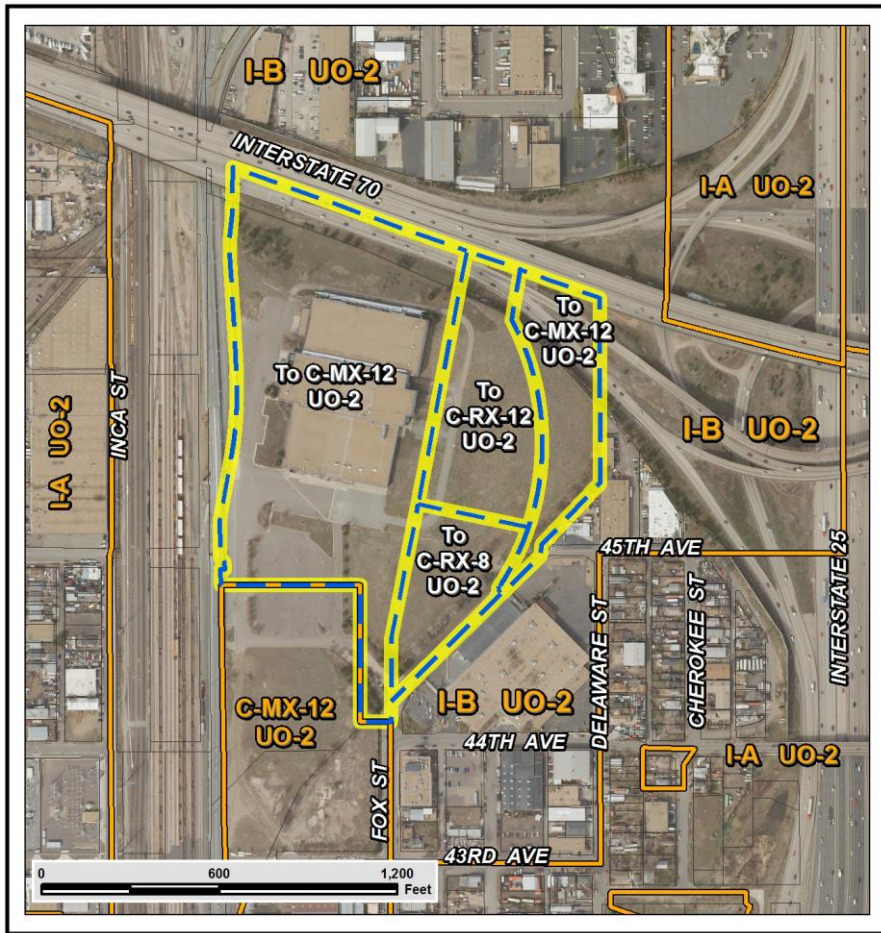
# Council District 9



# Globeville Neighborhood



# Summary of Request



Area of Property: 30.56 Acres

Property Owner: Ascendant Capital Partners DNA, LLC

Owner Representative: Liz Adams, CRL Associates

Current Zoning: I-B UO-2

Proposed Zoning: C-MX-12 UO-2, C-RX-12 UO-2, C-RX-8 UO-2

- Former Denver Post Printing Plant and surface parking lot.
- Property owners request rezoning allow redevelopment of the site consistent with the vision for the 41<sup>st</sup> and Fox Station.

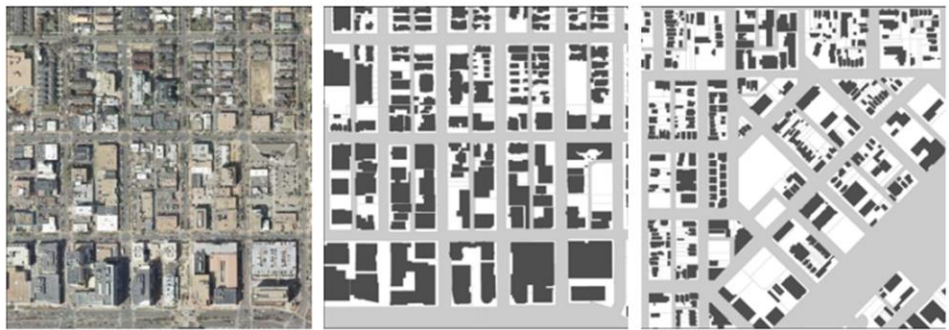
# Concurrent Process

- Concurrent with the rezoning process, the applicant applied to repeal the 25/70 General Development Plan (GDP).
- The GDP is proposed to be replaced with an Infrastructure Master Plan (IMP) and Development Agreement to address topics related to transportation, open space, housing, and phasing.

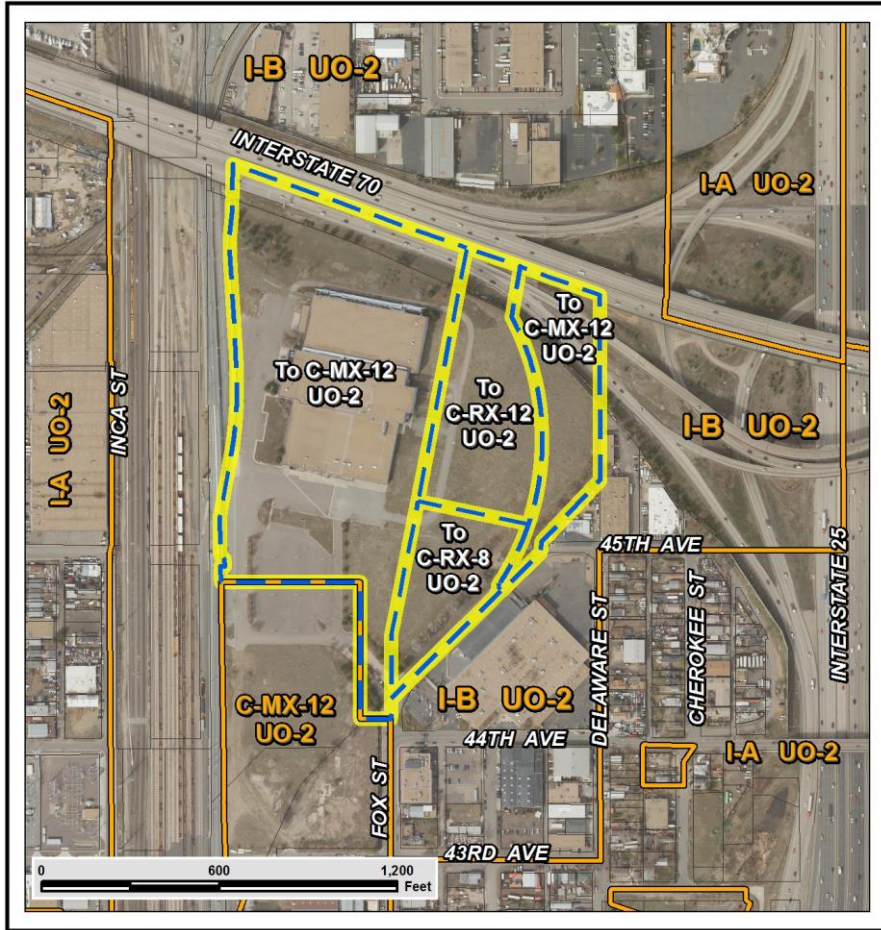
# Summary of Requested Zoning

- C-MX-12: Urban Center, Mixed Use, 12 story maximum height
- C-RX-12: Urban Center, Residential Mixed Use, 12 story max. height
- C-RX-8: Urban Center, Residential Mixed Use, 8 story maximum height
- UO-2: Use Overlay 2 (Billboards)

## ARTICLE 7. URBAN CENTER (C-) NEIGHBORHOOD CONTEXT



# Existing Context – Zoning



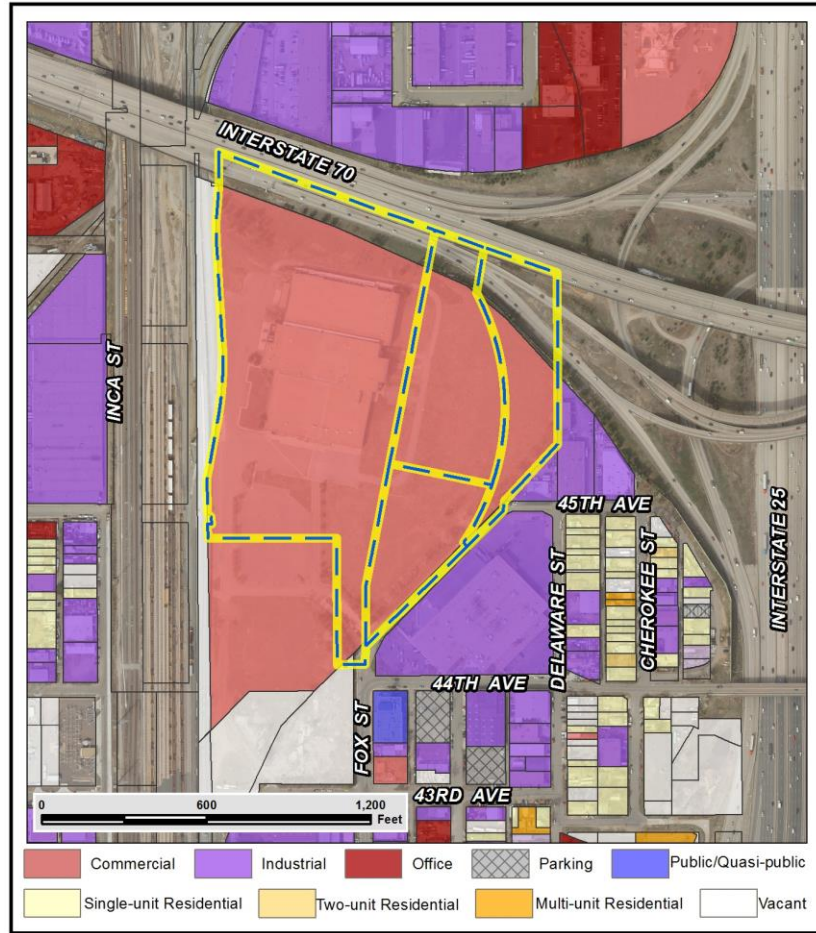
Existing Zoning:

- I-B UO-2

Surrounding Zoning:

- C-MX-12 UO-2
- I-A UO-2
- I-B UO-2

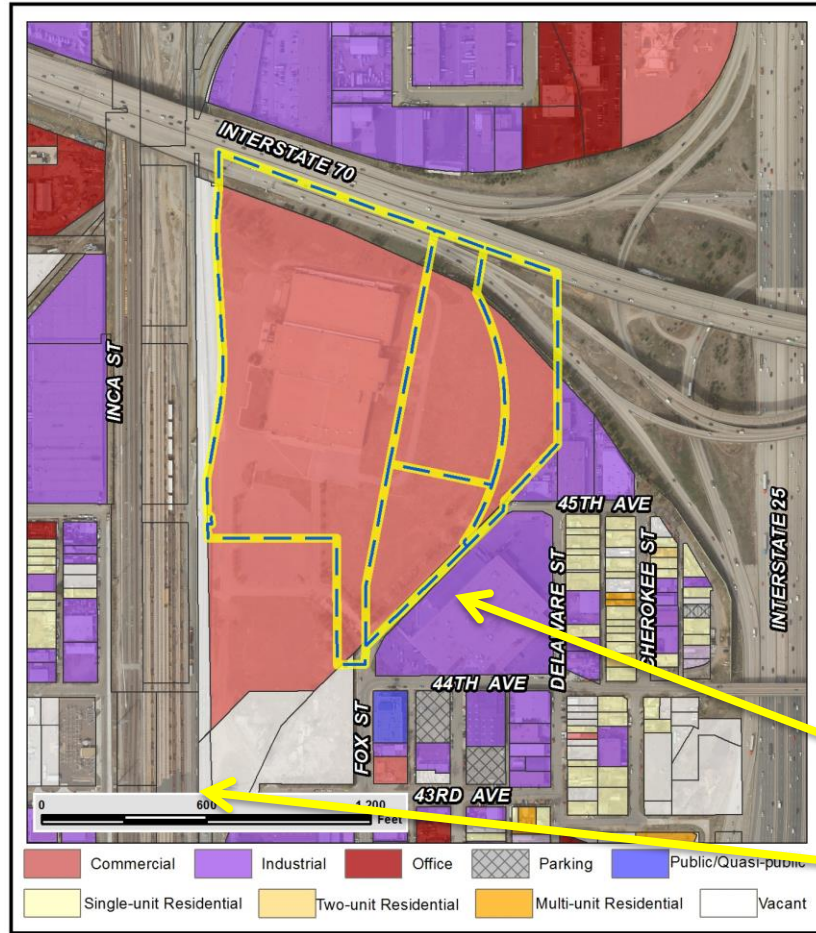
# Existing Context – Land Use



- Subject Property:
  - Commercial
  - Formerly Industrial
- Surrounding Properties:
  - Industrial
  - Vacant
  - Right-of-way



# Existing Context – Building Form/Scale



# Process

Initial rezoning application submittal	3/30/2017
Revised rezoning application submittal	10/13/2017
Planning Board Public Hearing – Recommended Approval	11/15/2017
Land Use Transportation and Infrastructure Committee	5/1/2018
Written and Posted Notice of Public Hearing	5/28/18

## Registered Neighborhood Organizations:

- Globeville Civic Partners
- Globeville Civic Association #2
- North Neighborhoods Democratic Council
- North Highlands Neighbors Association
- Comunidades Unidas Globeville Elyria & Swansea
- United Community Action Network Inc.,
- Inter-Neighborhood Cooperation (INC)
- Elyria Swansea/Globeville Business Association
- Denver Neighborhood Association, Inc.,

# RNO/ Public Comments

- 1 letter of support from Registered Neighborhood Organization: United Community Action Network, Inc.

# 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 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Small Area Plan: 41<sup>st</sup> and Fox Station Area (2009)
- Globeville Neighborhood Plan (2014)

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

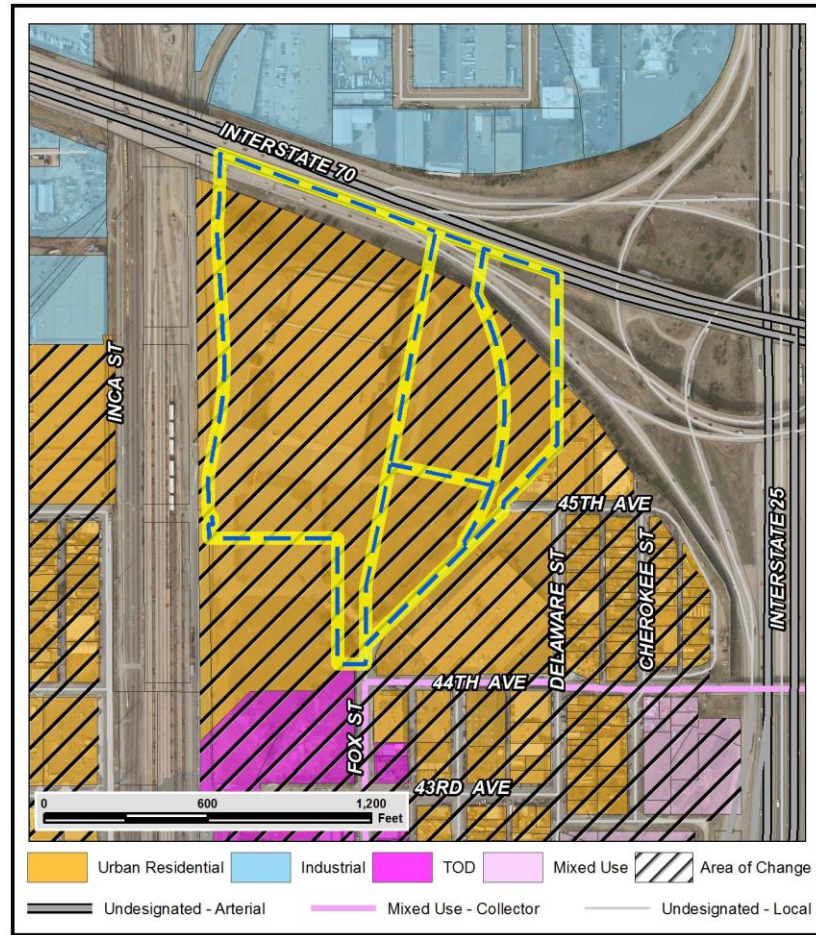
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- **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. (pg 39)**
- 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. (pg 41)
- 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. (pg 60)
- **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. (pg 60)**
- Promote mixed-use development, which enables people to live near work, retail and services. (pg 78)
- Identify areas in which increased density and new uses are desirable and can be accommodated. (pg 99)
- Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks. (pg 150)

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

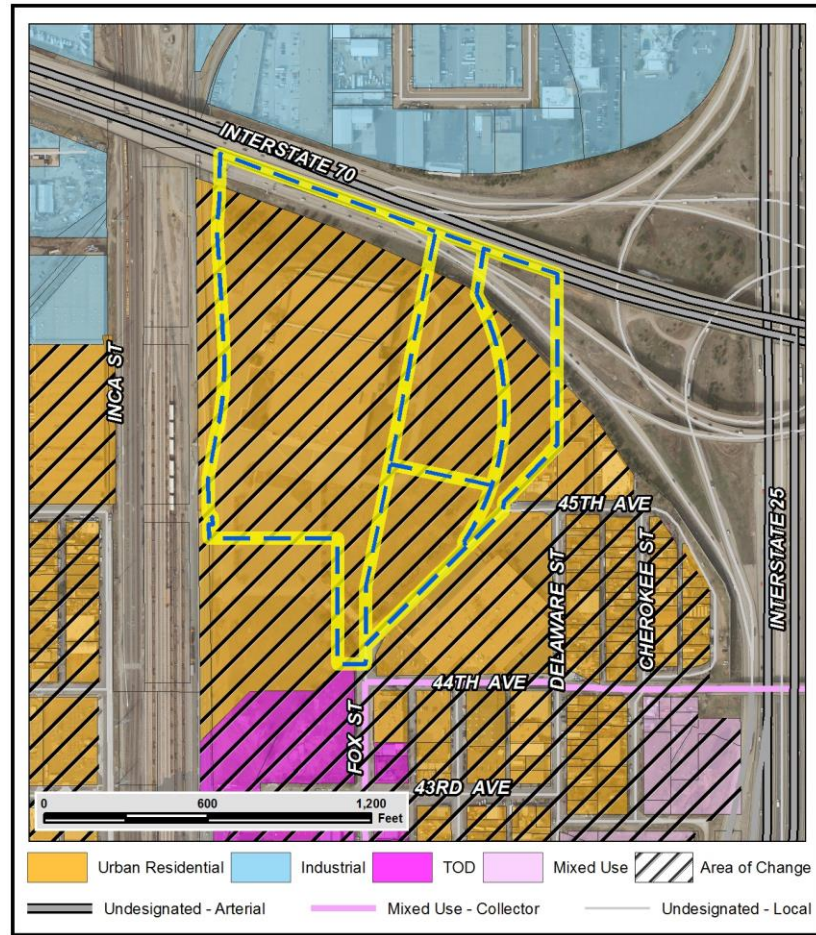
Land Use Concept:

Urban Residential:

- Higher density and primarily residential but may include complementary commercial uses.
- High quality pedestrian scaled facades with high window transparency, retail or similar active uses on the main floor

The proposed zone districts provide a range of housing options and neighborhood serving commercial uses

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

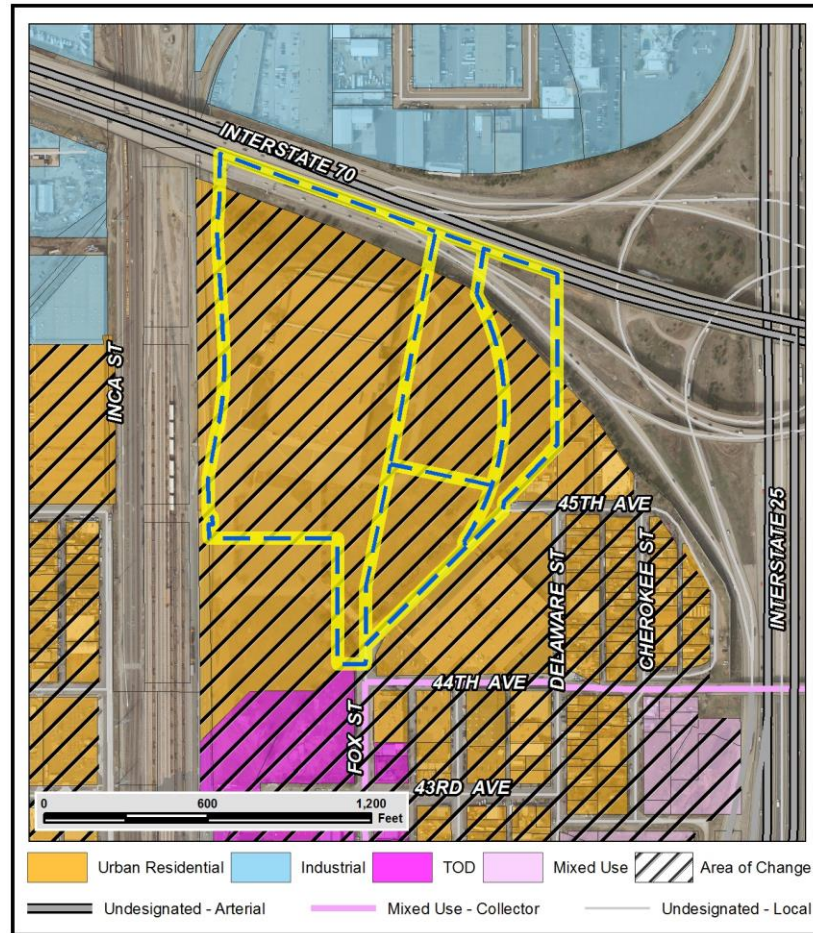
### Area of Change:

- Infill and redevelop vacant and underused properties
- Reuse of older buildings, including industrial buildings
- Compatibility between new and existing development
- Balanced mix of uses – no one use has a dominating impact within the mix
- Transit service and access
- Multi-modal streets
- Parking reduction strategies, such as shared parking and TMA
- Adequate parks and open space

The proposed zone districts allow for a mix of residential and commercial opportunities that implement the desired attributes for Areas of Change



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

### Street Classifications

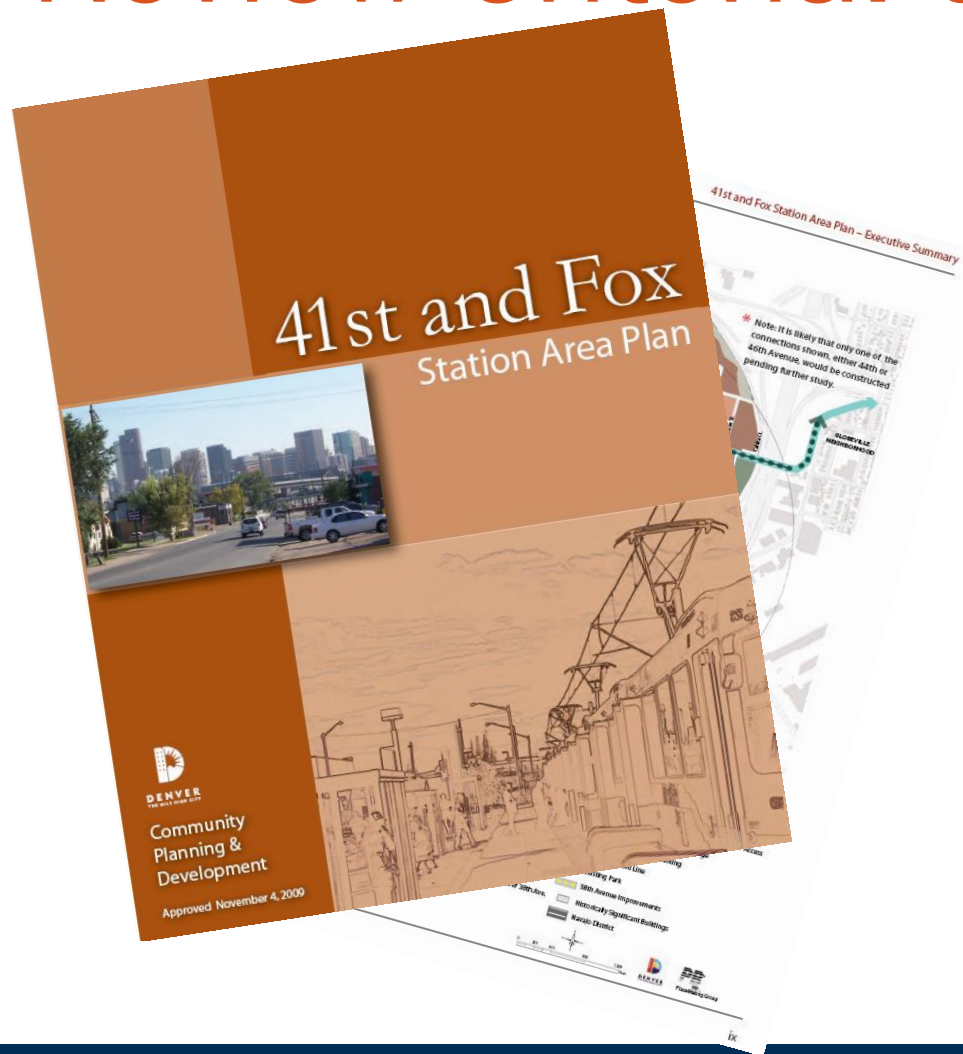
#### Mixed Use Collector: Fox Street

- Collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas
- Mixed-use streets are located in high-intensity mixed use commercial, retail and residential areas with substantial pedestrian activity

#### Undesignated Local:

- Neighborhood serving with lower levels of traffic

# Review Criteria: Consistency with Adopted Plans



## 41<sup>st</sup> and Fox Station Area Plan

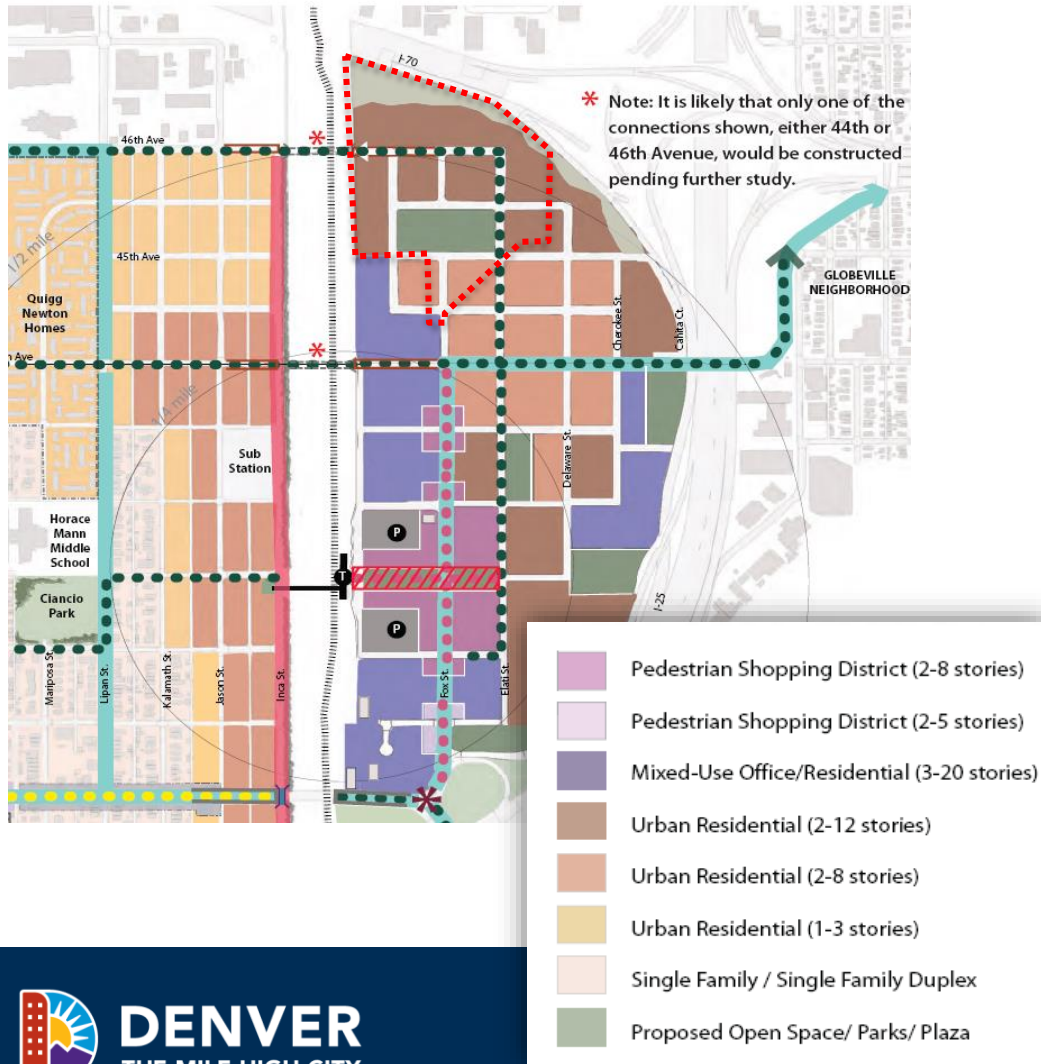
### Concept:

- To develop the station area into an Urban Center
- This is implemented through the transition from heavy industrial to light industrial, office, commercial, mixed-use, and residential uses.

### Goals:

- Improve pedestrian connections to the station, between neighborhoods, and along major corridors
- Create opportunities to add more housing, jobs and services to the station area
- Incorporate plazas, parks and open space into redevelopment areas
- Balance the needs of new development and existing uses

# Review Criteria: Consistency with Adopted Plans



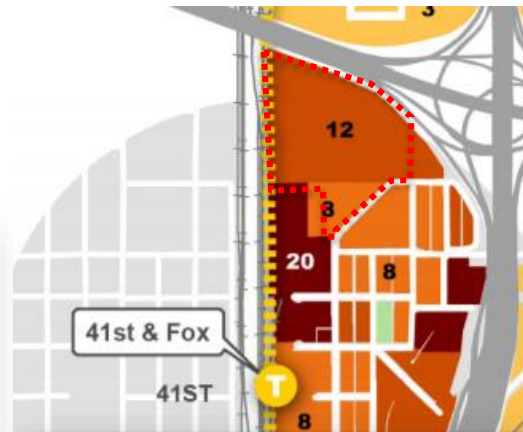
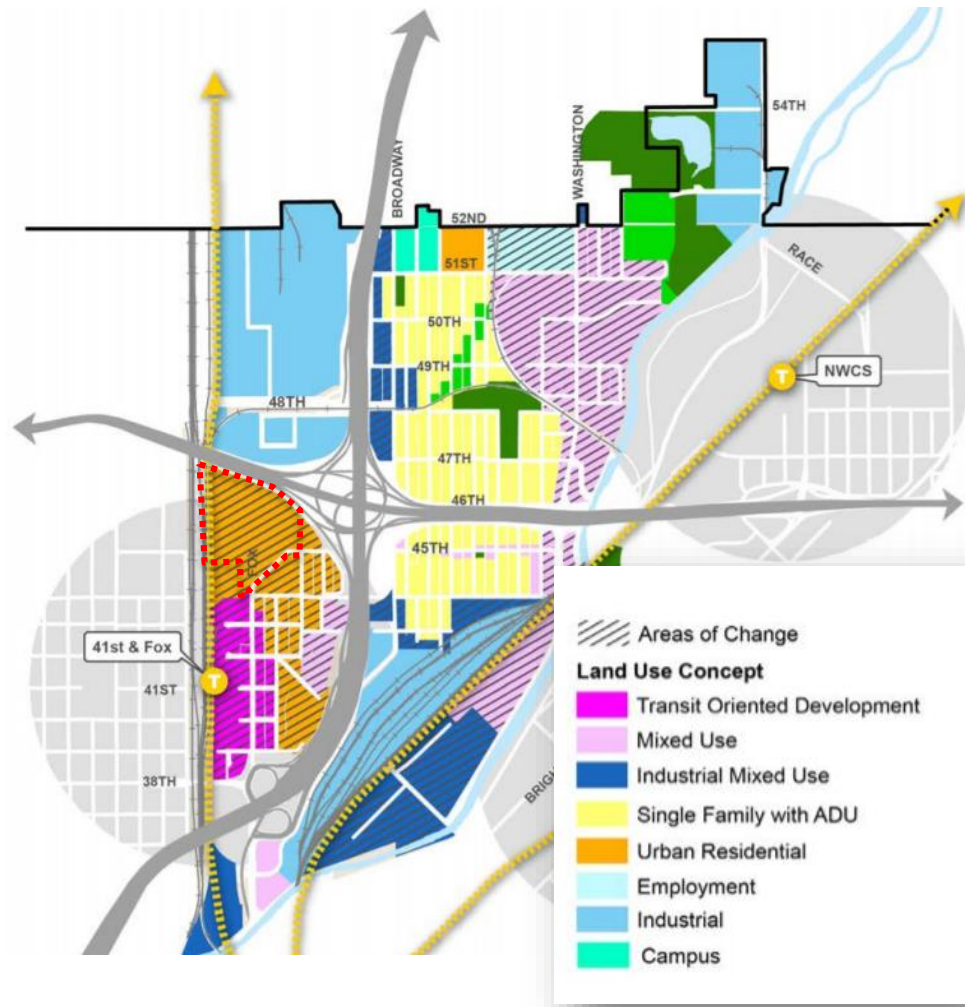
## 41<sup>st</sup> and Fox Station Area Plan Land Use Recommendations

- Urban Residential (2-12 stories)
- Open Space/Parks/Plaza
- Urban Residential (2-8 stories)

# Review Criteria: Consistency with Adopted Plans

## Globeville Neighborhood Plan Land Use Recommendations

- Urban Residential (2-12 stories)



### KEY ISSUES AND OPPORTUNITIES:

The 41st and Fox Station Area completed a planning process in 2009 with the adoption of the *41st and Fox Station Area Plan*. For the portions of the station area within Globeville, the 2009 adopted *Plan* envisioned a Pedestrian Shopping District concept with building heights up to 8 stories, Urban Residential areas with varying heights, and Mixed-Use Office/Residential areas with building heights up to 20 stories. The *Globeville Neighborhood Plan* does not update the recommendations of the *41st and Fox Station Area Plan*. The important additional factor in ensuring a successful station area, beyond what is already contained in the *41st and Fox Station Area Plan*, is improving connectivity from the Globeville Residential Neighborhood Core to this area.

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

CPD finds the rezoning is consistent with the 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Commuter Rail Service
  - Multi-Use Path and Pedestrian Bridge
  - Rezoning of surrounding properties
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**, 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