



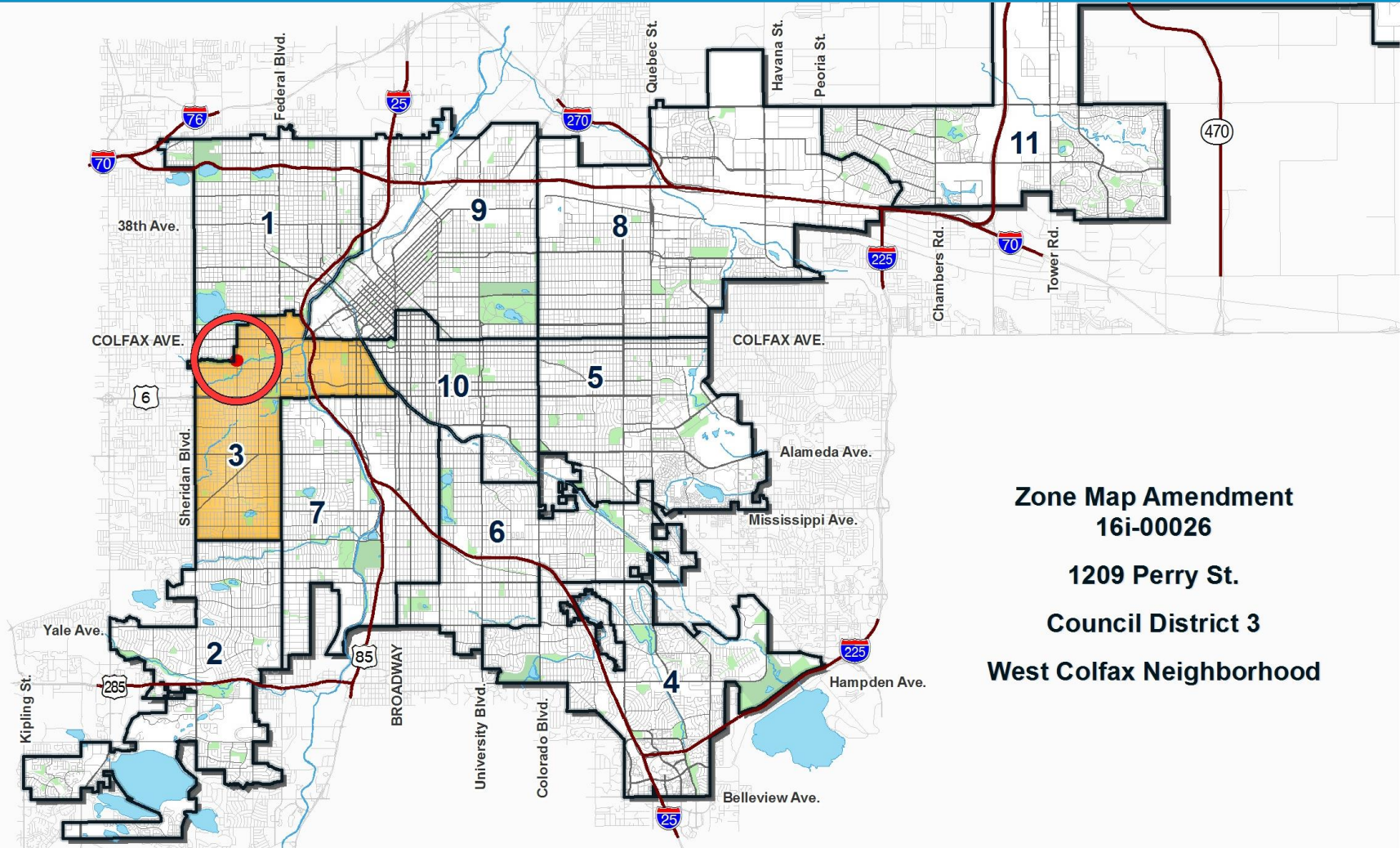
DENVER
THE MILE HIGH CITY

1209 North Perry Street

G-MU-3 & E-TU-C to G-RX-5

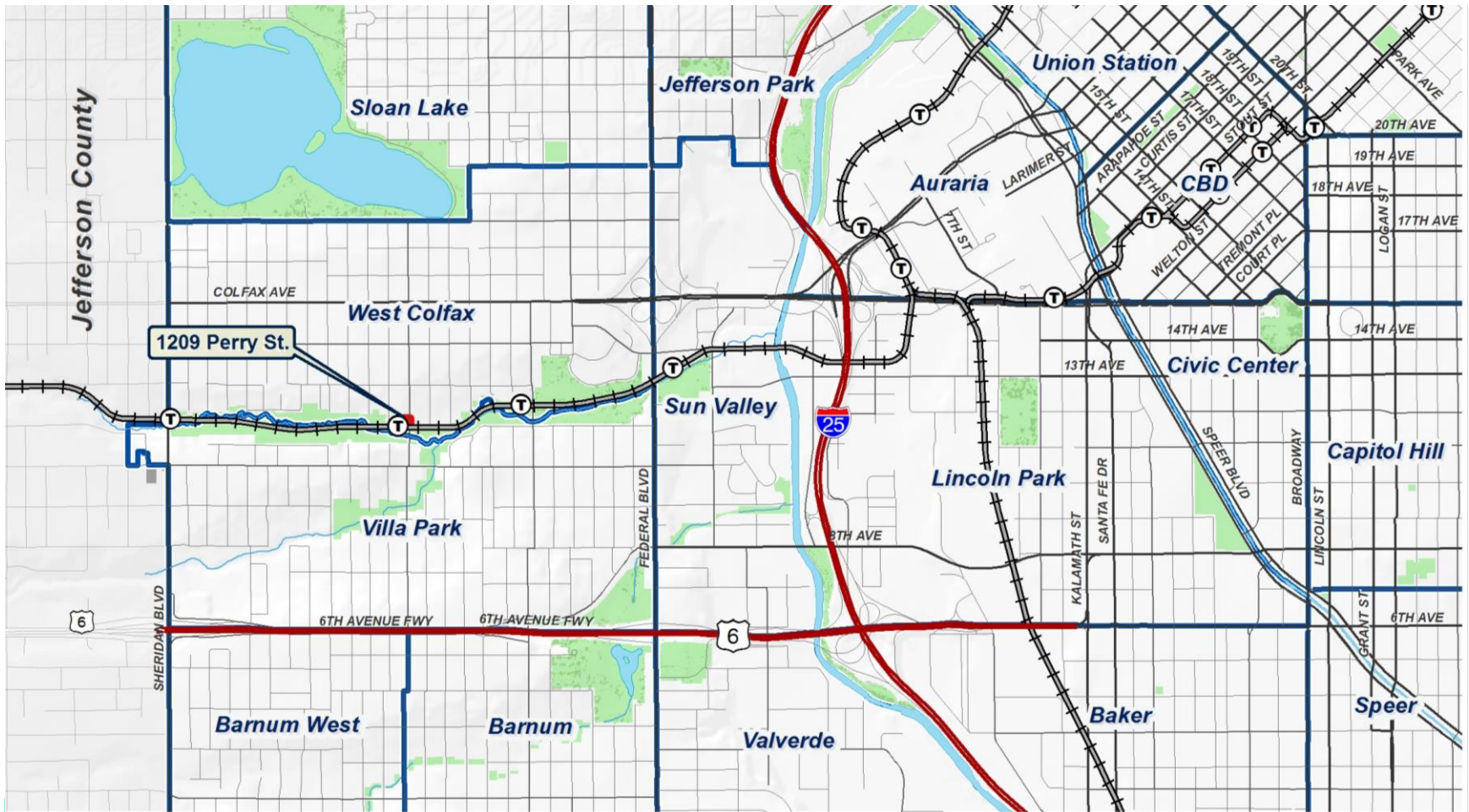
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City Council District 3



**Zone Map Amendment
16i-00026
1209 Perry St.
Council District 3
West Colfax Neighborhood**

West Colfax Statistical Neighborhood





2016 Aerial

- Perry Street Station and Lakewood Dry Gulch Park directly south
- West Colfax Avenue 3 blocks north
- West 6th Avenue 4 blocks south



2016 Aerial

- Property:
 - 0.25 acres; 11,300 SF
 - Vacant
- Property Owner:
 - Requesting rezoning to prepare the property for redevelopment
- Rezone from G-MU-3 & E-TU-C to G-RX-5

Request: G-RX-5

General Urban Neighborhood Context – Residential Mixed Use – 5 stories max. ht.

Article 6. General Urban Neighborhood Context
Division 6.2 Districts

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale forms that may contain a mixture of uses within the same structure. Commercial uses occur in a variety of building along local and residential arterial streets. Residential uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

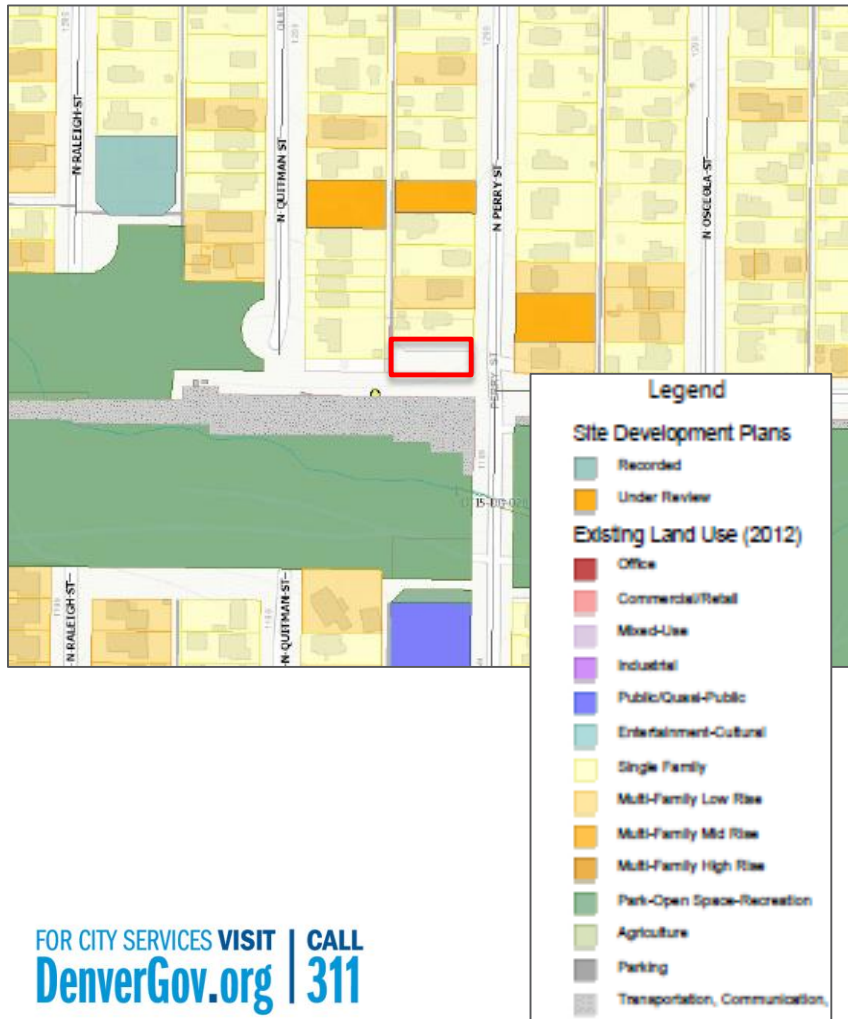
SECTION 6.1.4 BUILDING HEIGHT

The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY

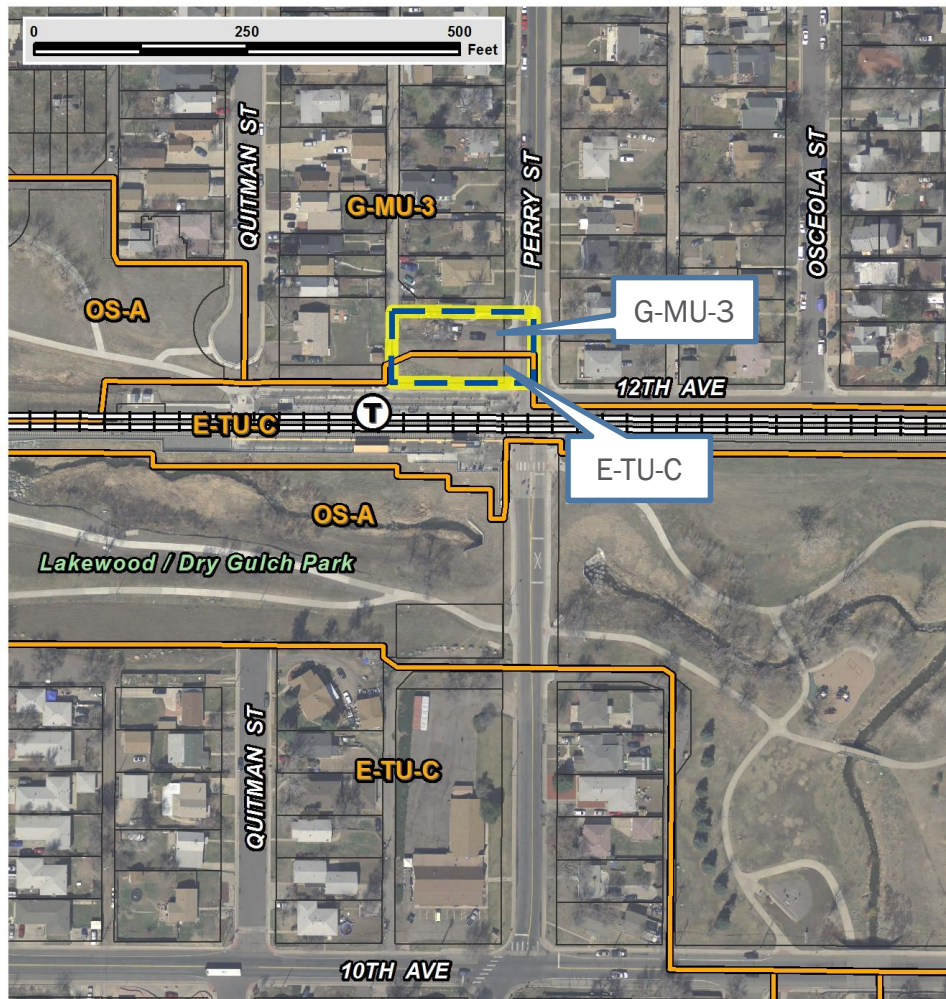
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.





- Zoning – G-MU-3 & E-TU-C
- Land Use - Vacant
- Building Form/Scale – 1-2 story low-scale residential
- 3 site development plans under review

Existing Context – Zoning



- Property - G-MU-3 & E-TU-C
- North, South & East - G-MU-3
- South - E-TU-C

Existing Context – Building Form/Scale



- Informational Notice – August 25, 2016
- Planning Board – October 19, 2016, notification signs and electronic notice completed. Planning Board voted 10-0 to recommend approval.
- Land Use, Transportation and Infrastructure Committee – November 8, 2016, electronic notice completed.
- City Council – tentatively December 19, 2016
- Public Outreach
 - RNOs
 - West Colfax Association of Neighbors
 - Sloan’s Lake Citizens Group
 - Villa Park Neighborhood Association
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation
 - 3 letters of support received

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2003)
- West Colfax Plan (2006)

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

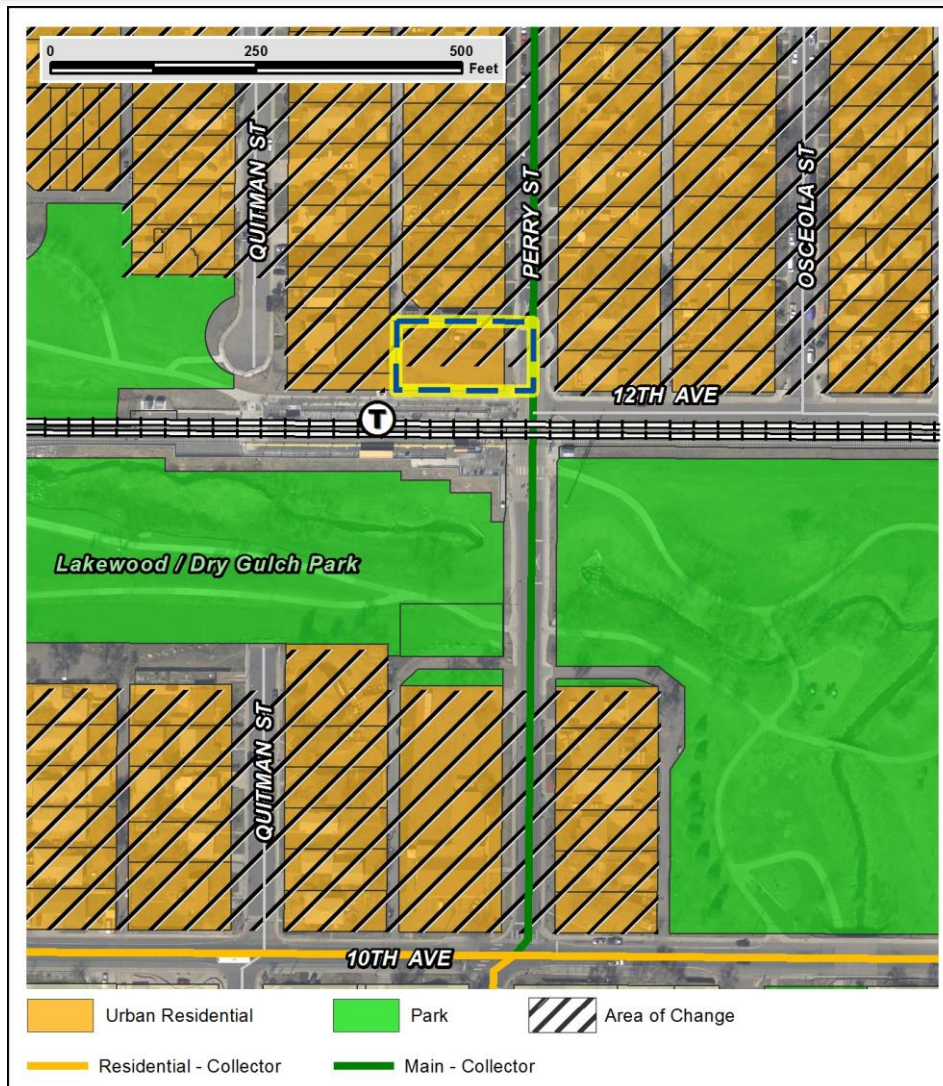
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-B “*Protect and improve air quality by: Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, increasing the mix of uses within neighborhoods, and expanding the use of alternative fuels*” (p. 38).
- Land Use Strategy 4-A to “*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 5-D “*Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible*” (p. 79).

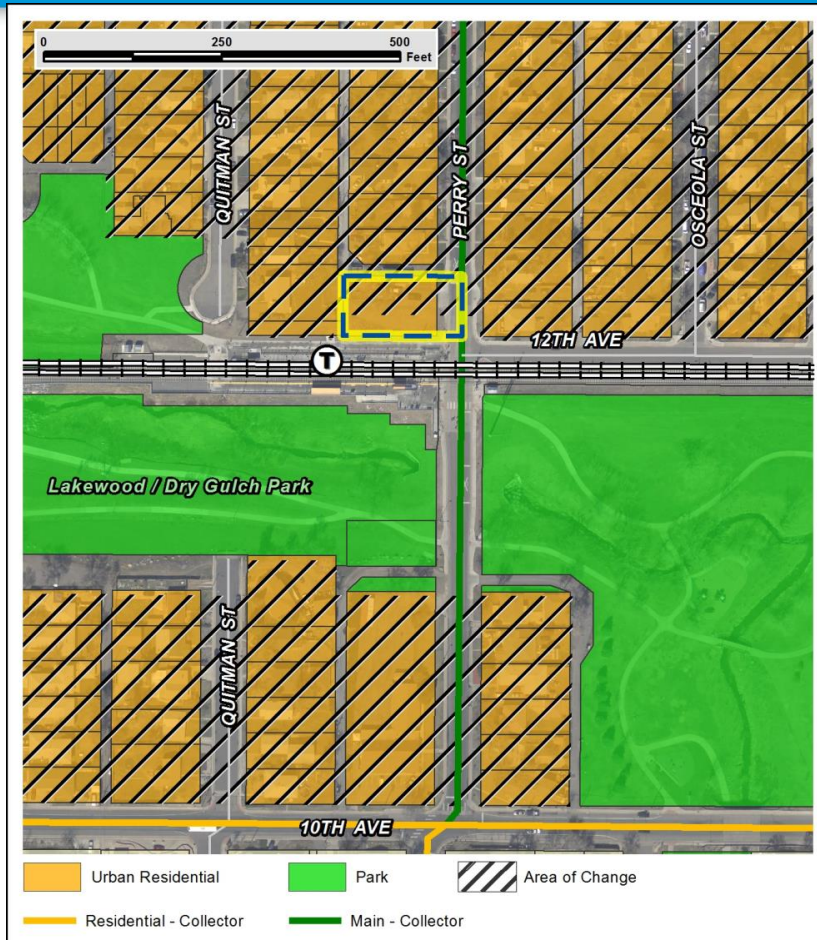
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Urban Residential
 - *Higher density and primarily residential, but may include a noteworthy number of complementary commercial uses*
 - AOC and AOS
 - AOC - Areas where land use and transportation are closely linked
 - AOS – ROW at time of designation



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - Perry Street – Main Street Collector
 - Collectors Balance mobility and land use
 - Main streets serve higher intensity land uses
 - 12th Avenue – Undesignated Local
 - Local access to property

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

West Colfax Plan (2006)

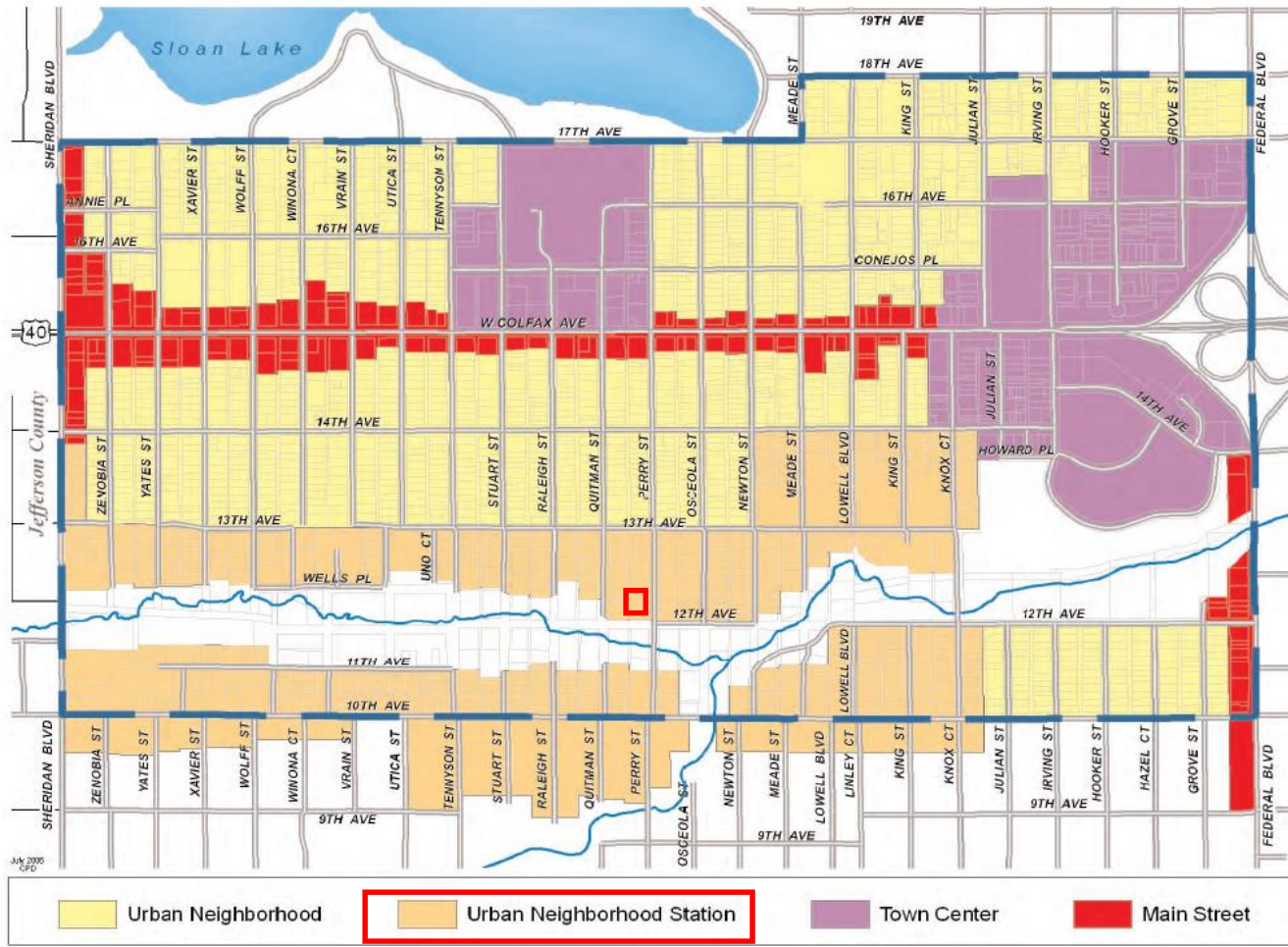
Framework Plan/Future Land Use/Urban Design Districts

- “Urban Neighborhood Station”
 - Within a 1/4 to 1/2 mile radius of light rail stations
 - Single family and multi-family residential
 - Scale: 1-5 stories
- *“Growth Opportunity Areas - where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment”*

Review Criteria: Consistency with Adopted Plans

WEST COLFAX PLAN

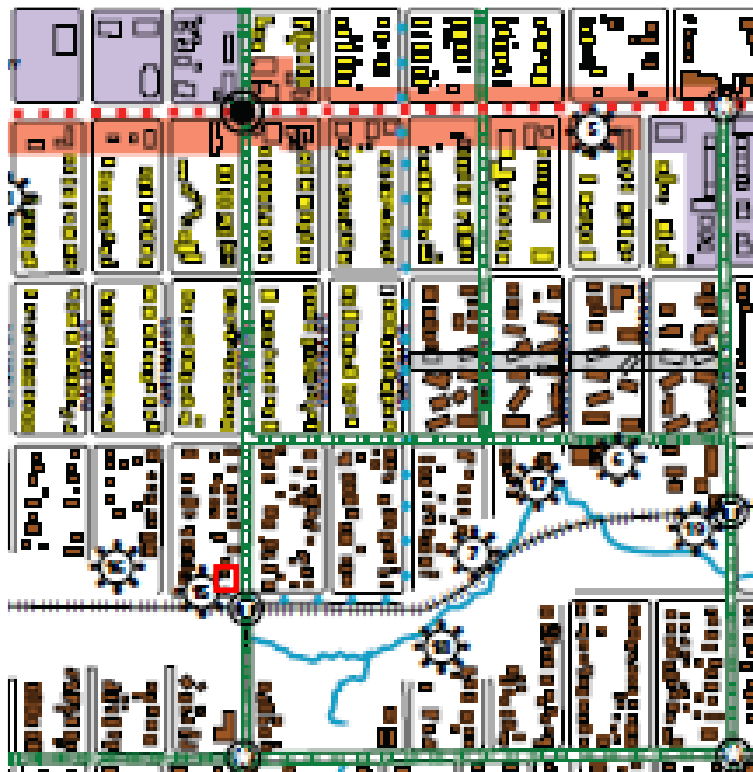
Future Land Use Concept



Review Criteria: Consistency with Adopted Plans

WEST COLFAX PLAN

Urban Design Concept Map



-  Main Street Mixed Use Area
-  Town Center Growth Area
-  Residential Stabilization Area
-  Residential Growth Opportunity Area
-  Main Street
-  Multimodal Green Street
-  Pedestrian/Bike Route
-  Light Rail (approximate alignment)
-  Bridge
-  Pedestrian Bridge/Underpass
-  Gateway
-  Neighborhood Focal Point
-  Future Open Space
-  Reconnected Street Grid
-  Transit Station

-  **Points of Interest**
- 1..... Invesco Field at Mile High
 - 2..... Rude Recreation Center
 - 3..... Denver Human Services
 - 4..... Historic Carnegie Library Building
 - 5..... Lake Steam Baths
 - 6..... Mulroy Community Center
 - 7..... Future Community Garden
 - 8..... Stuart Street Historic District
 - 9..... Yeshiva Toras Chaim
 - 10 & 11.. Beth Jacob High School
 - 12..... Park Overlook (planned)
 - 13..... Waterfall & Park Overlook (planned)
 - 14..... Multi-use Playing Field (planned)
 - 15..... Perry Street Station Improvements
 - Amphitheater
 - Destination Park
 - Water Access
 - Public Art Elements

West Colfax Plan (2006)

Land Use Recommendations

Recommendation 6: Housing Diversification

- *...Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)” (p. 95).*

Recommendation 7: Infill Development

- *“Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops”.*

West Colfax Plan (2006)

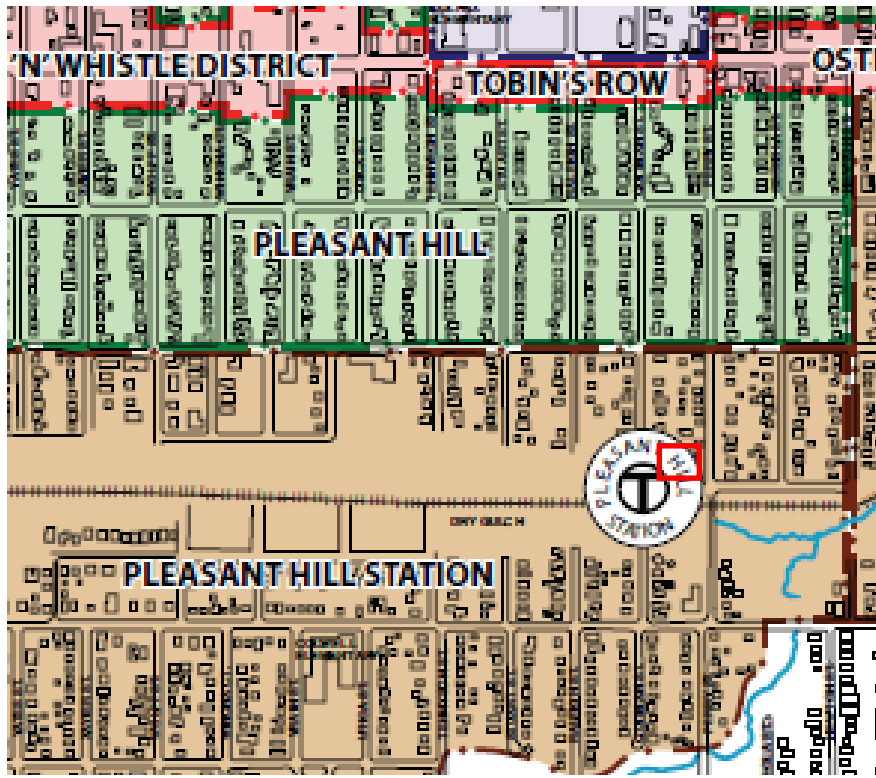
District Plan Recommendations

- “Pleasant Hill Transit Station”
 - *“Establish the appropriate regulatory conditions and incentives to facilitate the redevelopment of the edges of Villa Park and West Colfax neighborhoods near the rail facilities.”*
 - *“Pleasant Hill Station, Redevelopment sites in this area may include dilapidated residential structures (containing both single and multi-family units) close to the light rail stations areas*

Review Criteria: Consistency with Adopted Plans

WEST COLFAX PLAN

District Plans



MAIN STREET DISTRICTS

- OSTROVER DISTRICT
- TOBIN'S ROW
- PIG 'N' WHISTLE DISTRICT

TOWN CENTER DISTRICTS

- CHELTENHAM HEIGHTS
- HOLY TONY'S TOWN CENTER

RESIDENTIAL DISTRICTS

- TUXEDO PARK EAST
- TUXEDO PARK WEST
- PLEASANT HILL

TRANSIT STATIONS

- MAPLE GROVE
- PLEASANT HILL

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan (2002), West Colfax Plan (2006)

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

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 Conditions
 - 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 (DZC 12.4.10.8.A.4)
 - CPD finds this criteria is met, the proposed map amendment is in response to the changed circumstances of the major public infrastructure investment in W light rail transit serving the area, the redevelopment of the former St. Anthony Hospital and the Knox and Perry Street stations in the area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

5. Consistency with Neighborhood Context and Zone District Propose and Intent
 - **General Urban Neighborhood Context:**
 - Multi-unit residential uses in a variety of building forms. 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.
 - **G-RX-5 Specific Intent:**
 - Promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
 - Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses.

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 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