

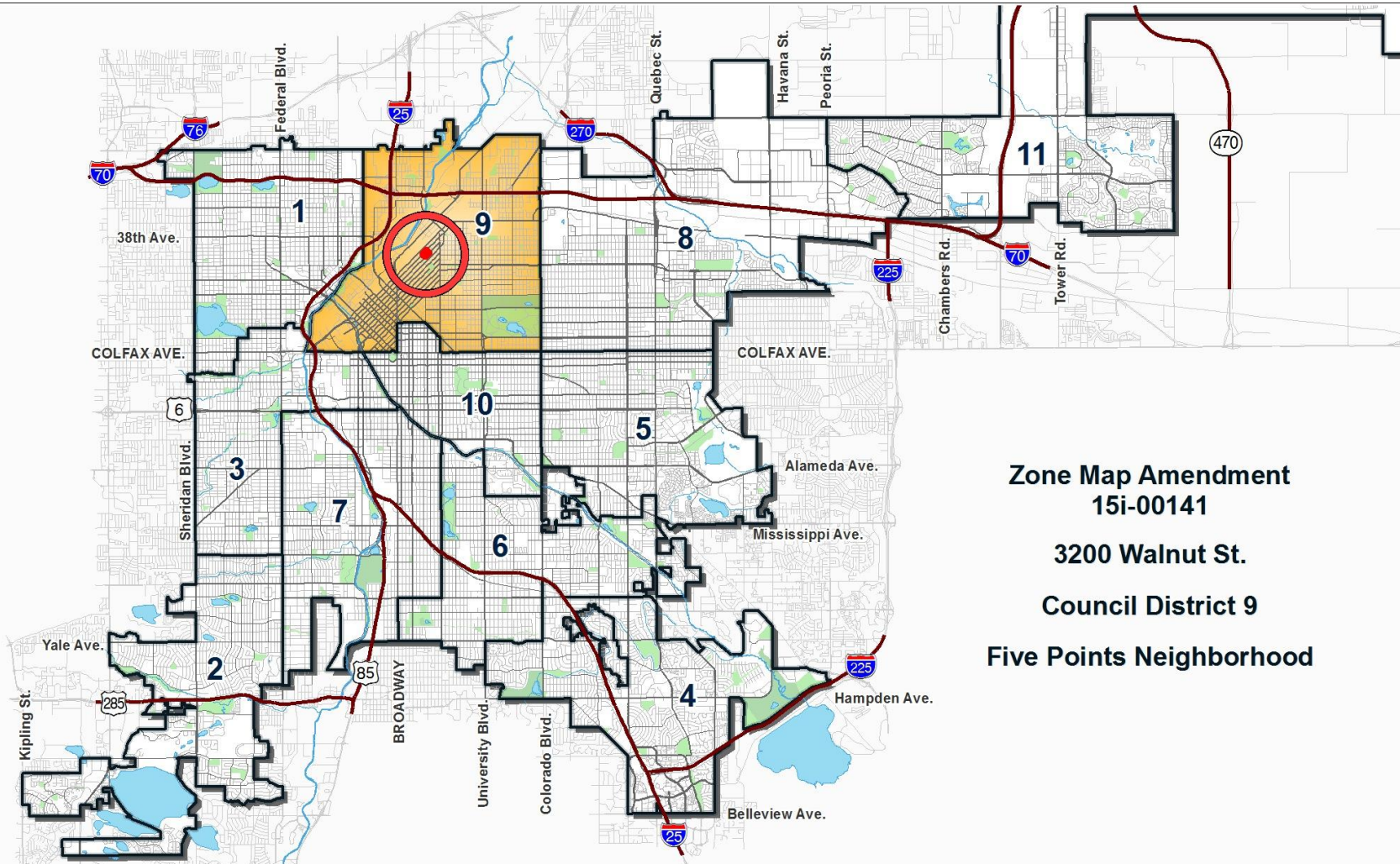


DENVER
THE MILE HIGH CITY

**3200 Walnut, 3220 Walnut,
3254 Walnut, 3235 Larimer
2015I-00141**

From I-MX-3,U0-2
To C-MX-5 and C-MX-3

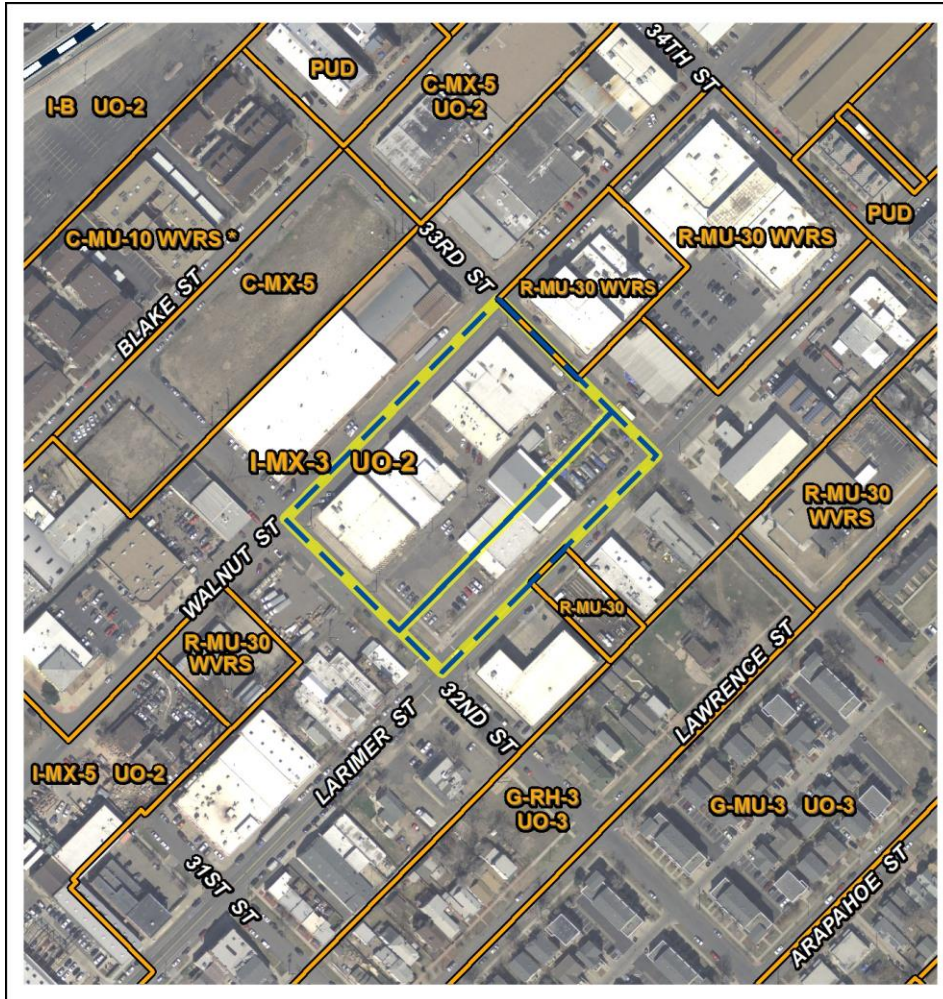
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



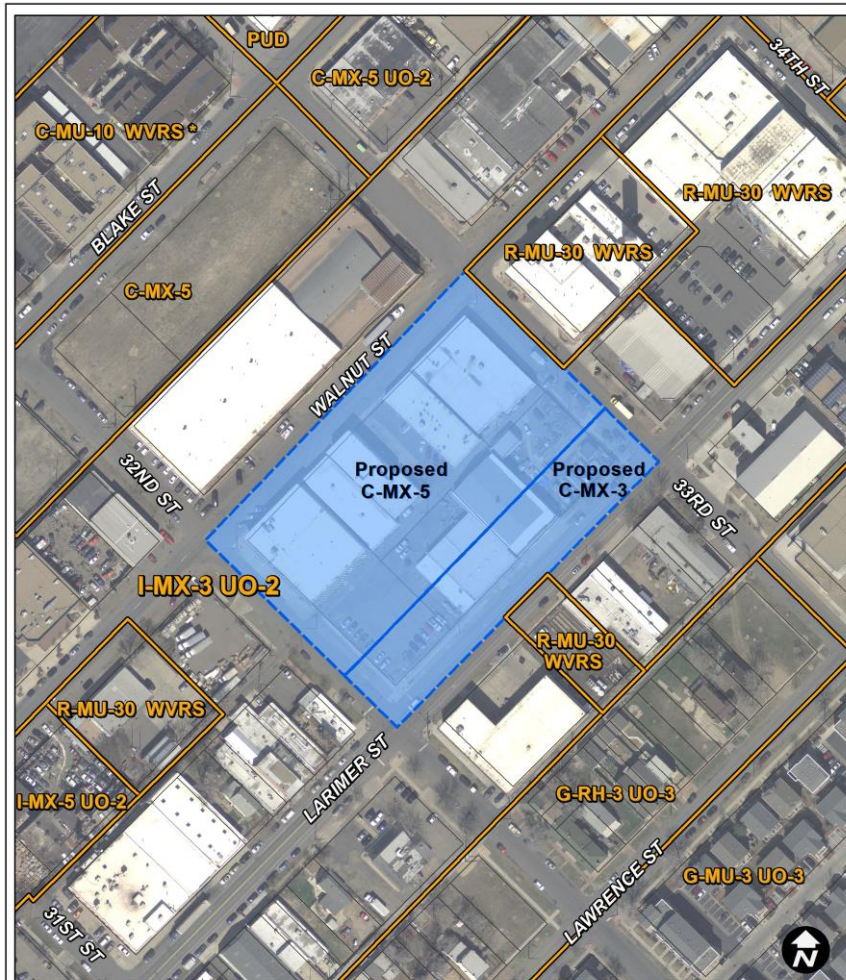
**Zone Map Amendment
15i-00141
3200 Walnut St.
Council District 9
Five Points Neighborhood**

Five Points Statistical Neighborhood (RiNo)





- Full City block from 32nd St. to 33rd St. between Larimer St. and Walnut St.



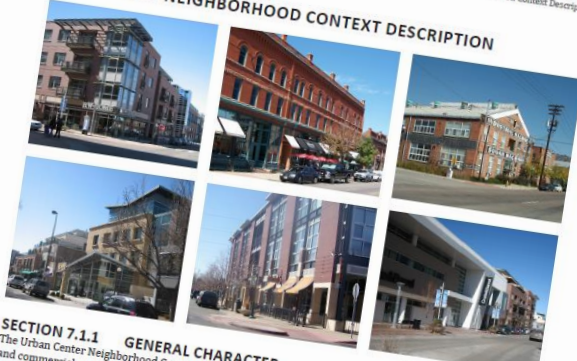
- Property:
 - 2.4 acres
 - Several warehouse and industrial structures
- Property Owner:
 - Requesting rezoning to facilitate mixed-use redevelopment up to 5 stories.
- From I-MX-3, UO-2 to C-MX-5 and C-MX-3.
 - The applicant requested to remove the UO-2 Billboard Use Overlay.

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Request: C-MX-5 and C-MX-3 Urban Center Neighborhood Context – Mixed Use – 5 and 3 stories max. ht.

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Description

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center 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 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010

7.2-2 | 7.1-1



Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
 1. RiNo, River North Art District;
 2. Five Points Business District;
 3. Elyria Swansea/Globeville Business Association;
 4. Rio Norte;
 5. United Community Action Network Inc.;
 6. Curtis Park Neighbors;
 7. Denver Neighborhood Association, Inc.;
 8. Denver Urban Resident Association;
 9. Inter-Neighborhood Cooperation
- One letter of support received from Rino Art District.
- One letter requesting a delay received from property owner.

- Notice of Receipt of Application:
 - December 16, 2015
- Planning Board Public Hearing:
 - Notice: February 1, 2016
 - Notification signs posted on property
 - Public hearing: February 17, 2016
 - Recommended approval (5-3 vote)
- Neighborhoods and Planning Committee
 - Notice: February 23, 2016
 - Meeting: March 2, 2016
- City Council
 - Notice: March 21, 2016
 - Notification signs posted on property
 - Public hearing: April 11, 2016

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
- 38th and Blake Station Area Plan (2009)
- Northeast Downtown Neighborhoods Plan (2011)

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

Intent of adopted plans:

- Establish a collective vision for the future
- Provide general guidance and strategies for future decisions
- Depict concepts illustratively across large areas to support text
- Allow for interpretation when making specific legal decisions for individual properties

Review Criteria: Consistency with Adopted Plans

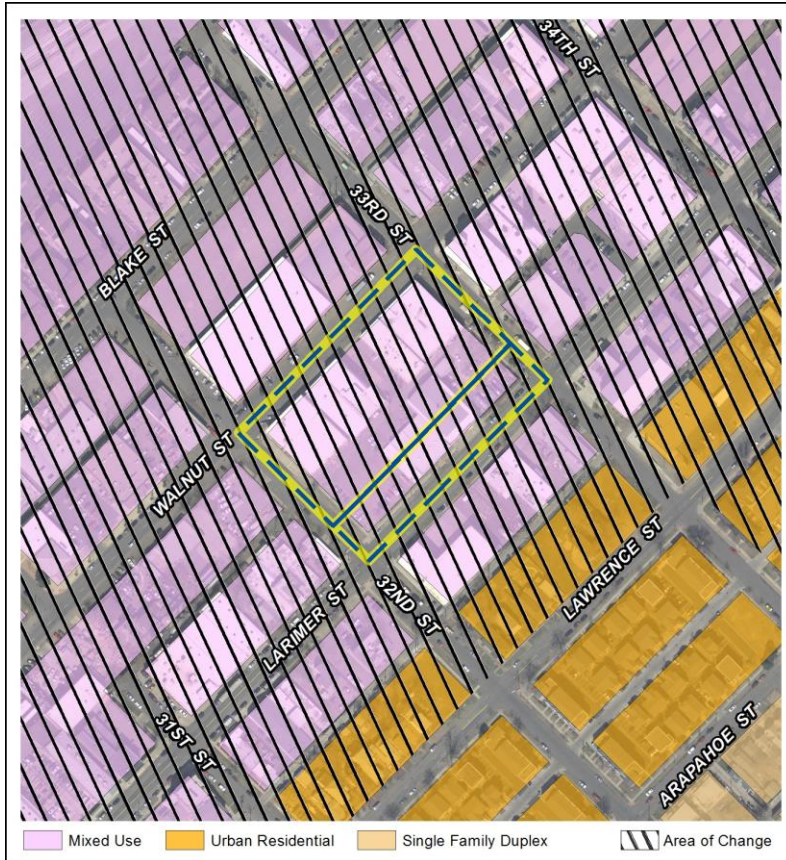
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: **promoting infill development** 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)
- 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.*** (pg 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.*** (pg 60)
- Denver’s Legacies Strategy 3-A – ***Identify areas in which increased density and new uses are desirable** and can be accommodated.* (pg 99)

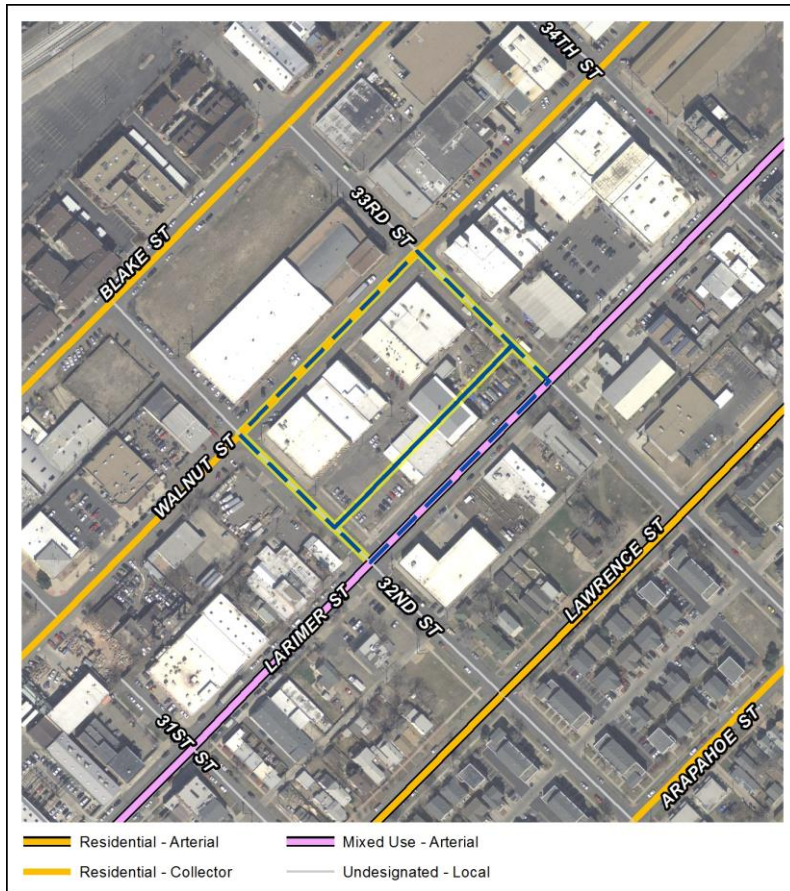
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Mixed Use
 - Sizable employment base as well as housing
 - Land uses mixed within the same building, development, block, or within walking distance
 - Area of Change
 - Channel growth and development where it is beneficial



Review Criteria: Consistency with Adopted Plans



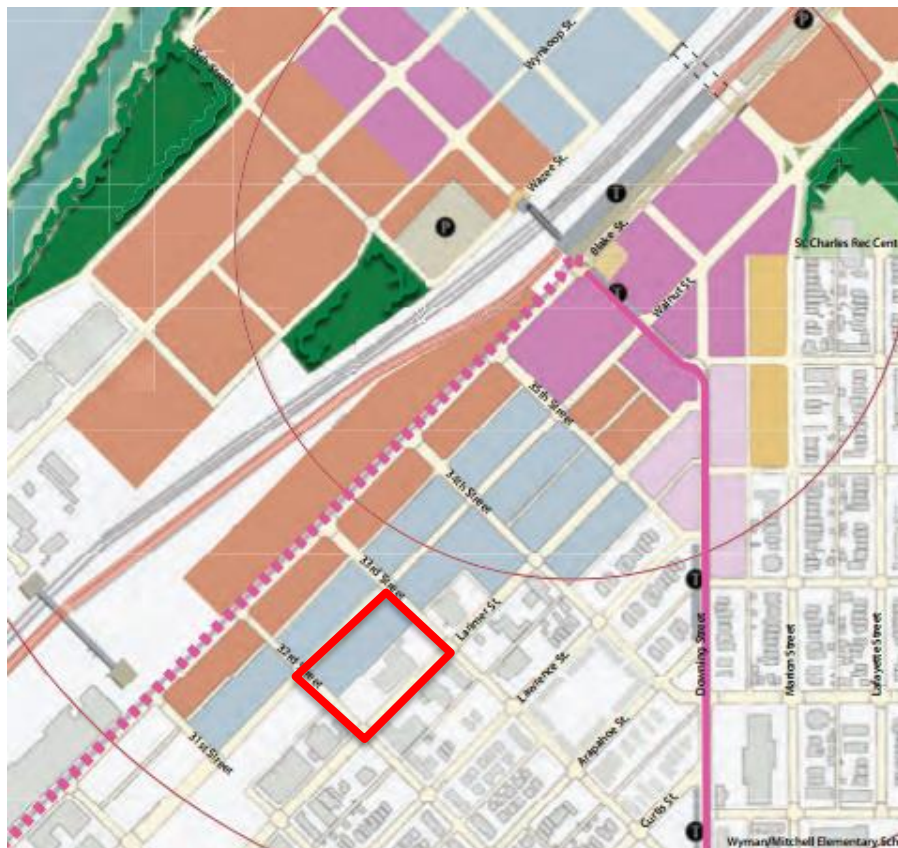
Blueprint Denver (2002)

- Future Street Classification:
 - Walnut St.
 - Residential Collector
 - Larimer St
 - Mixed-Use Arterial
 - 32nd St. and 33rd St.
 - Undesignated Local

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.

Review Criteria: Consistency with Adopted Plans

38th and Blake Station Area Plan (2009)



Mixed-Use Employment Concept Land Use



1 to 3 stories along Walnut St.

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

Land Use:

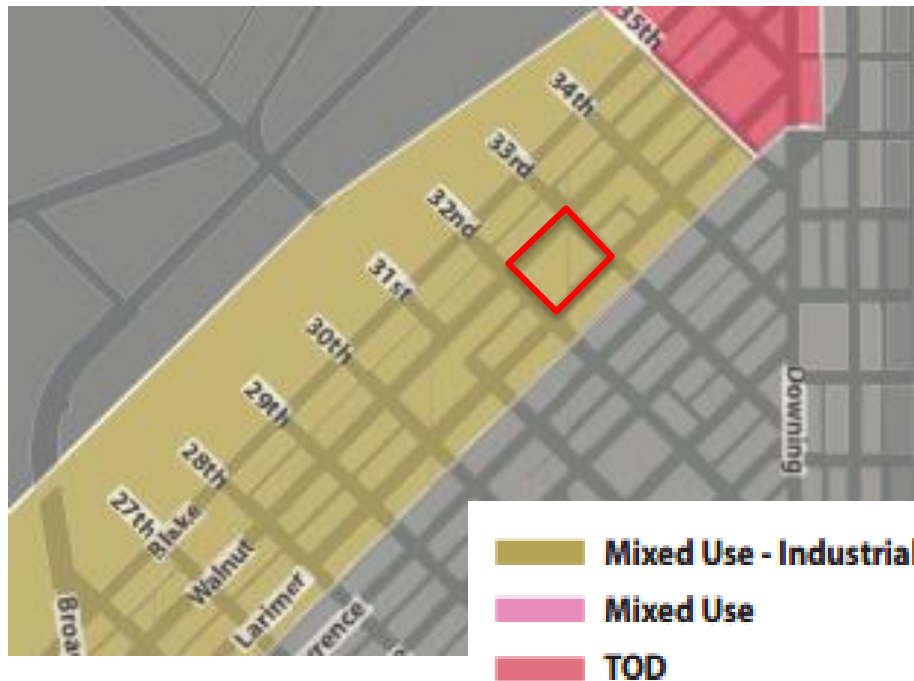
- Mixed-Use Industrial Concept Land Use

Building Height:

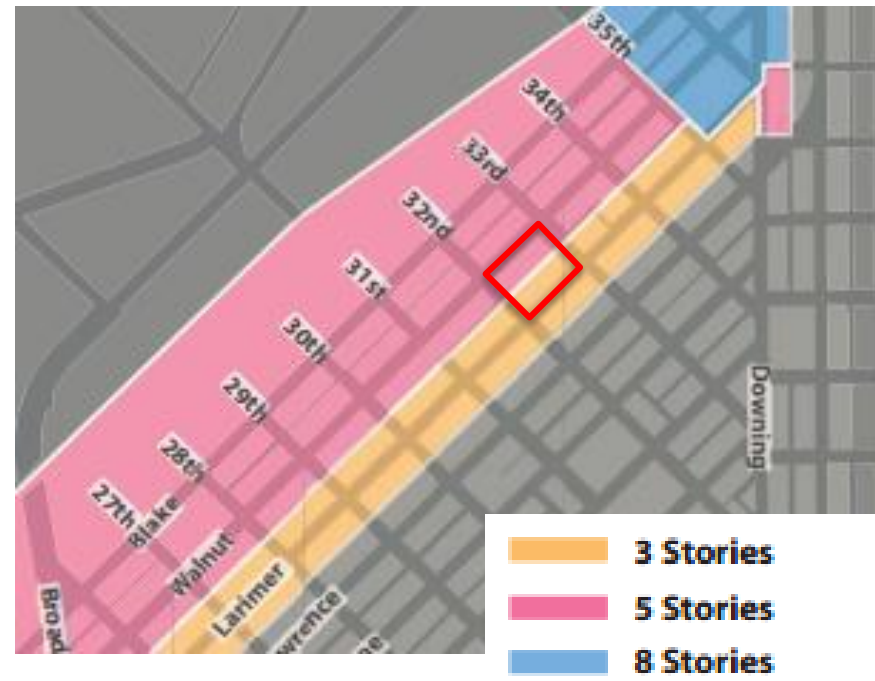
- The three and five story areas are located generally between 24th St. and 35th St.,
- Blake St. and Walnut St. **supporting** 5 stories
- Larimer **supporting** 3 stories
- To **aid in the transition** between RiNo and Curtis Park.

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)



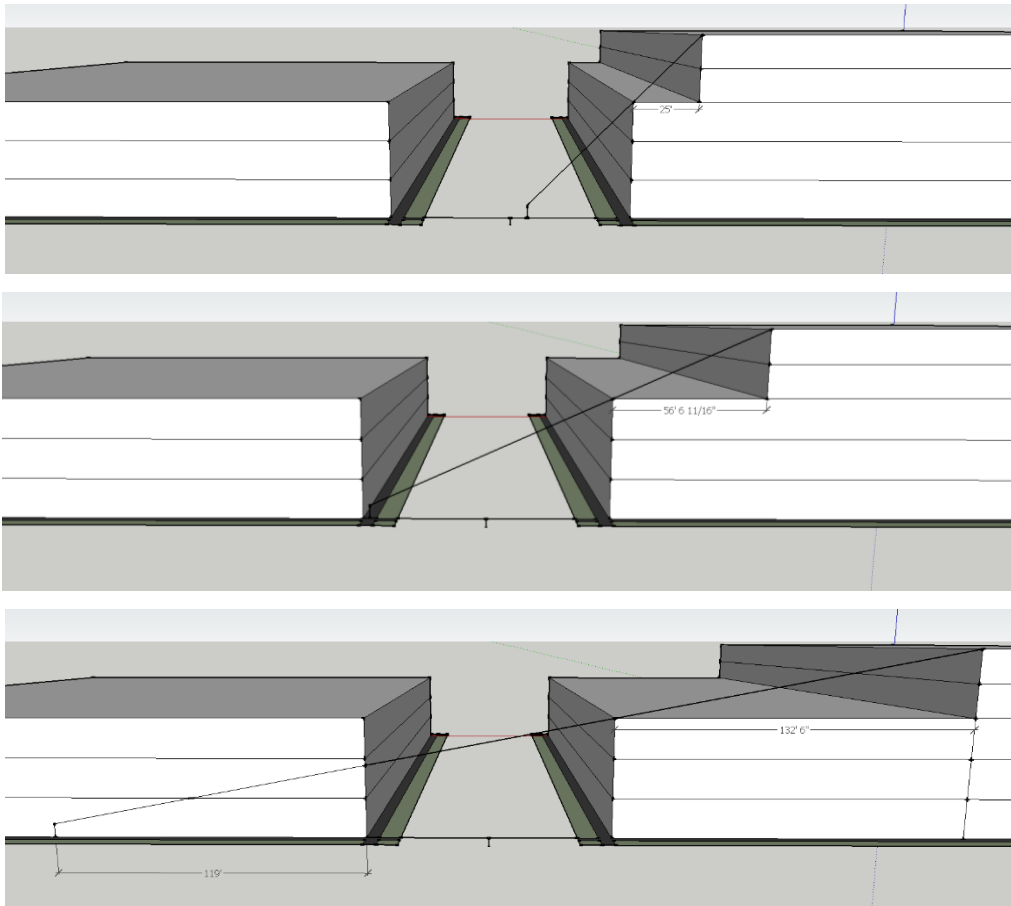
Mixed-Use Industrial Concept Land Use



5 stories along Walnut St. and
3 stories along Larimer St.

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)



25' transition from
C-MX-3 to C-MX-5

~55' transition
C-MX-3 to C-MX-5

Centerline of the alley
(132.5') transition
between C-MX-3 and
C-MX-5

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

- Building form recommendations:
 - “Site building forms in a context sensitive manner with emphasis on orienting to the street with **parking and access in the rear/off the alley;**”
 - “Promote the use of design elements that **link the building directly to the street environment**, such as **ground story activation, transparent windows openings and doorways at the street;**”

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, 38th & Blake Station Area Plan, and Northeast Downtown Neighborhoods Plan

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
 - 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
 - Adopted plans recommend redevelopment and recognize evolving character
 - Redevelopment in area signals an evolution in the environs
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Urban Center Neighborhood Context
 - Multi-unit residential and mixed-use commercial; moderate building heights
 - Consistent building orientation, shallow setbacks, parking in the rear
 - High levels of multimodal access

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
 - C-MX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the street edge. Enhance the convenience, ease, and enjoyment of transit, walking, shopping, and public gathering
 - C-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired. C-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

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