



901 Navajo Street

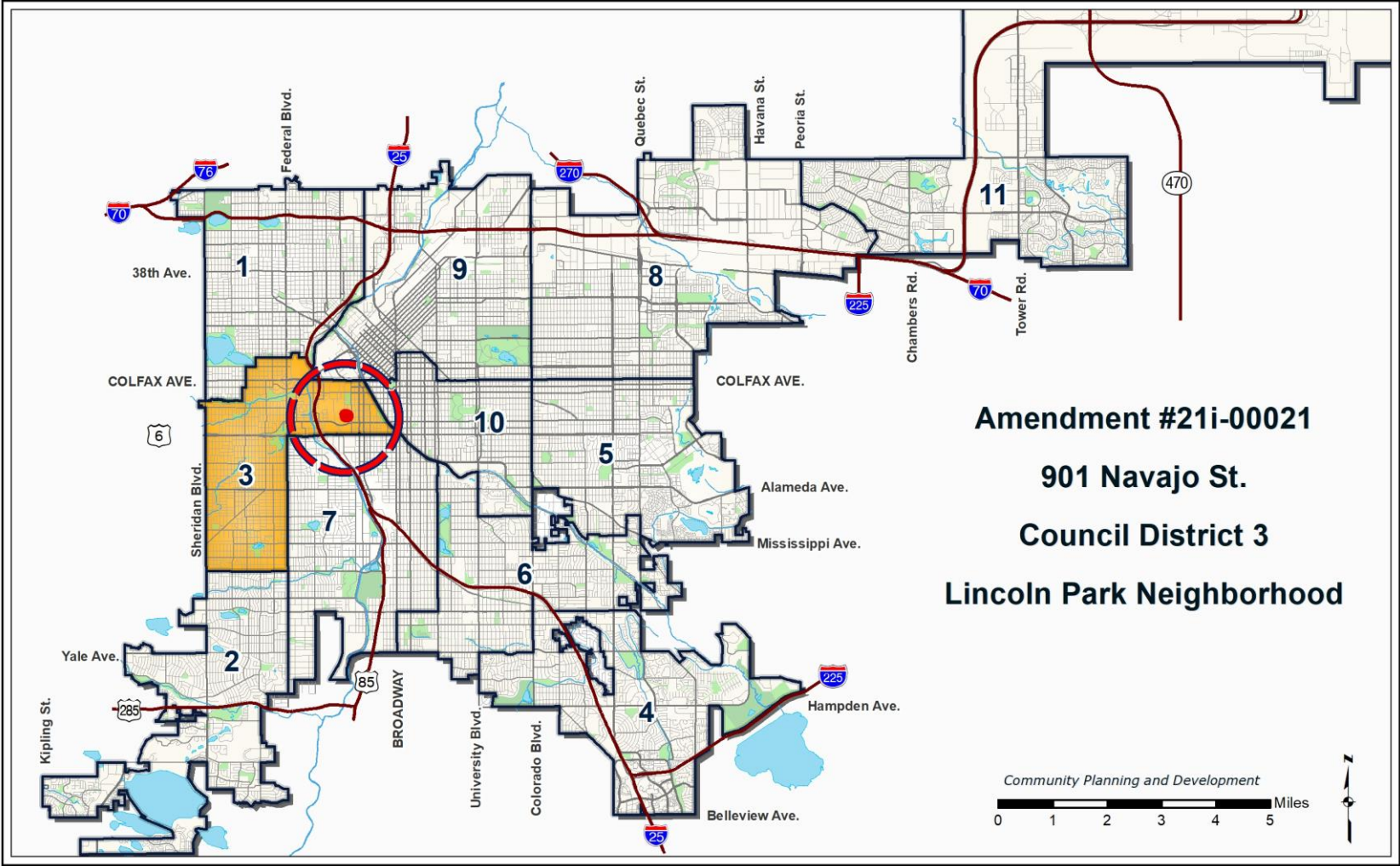
Request: I-A, UO-2 to C-MX-8

Date: 12/20/2021

2021i-00021

Applicant: Denver Housing Authority

Council District 3 – Councilmember Torres



Statistical Neighborhood – Lincoln Park



Request: C-MX-8



- Urban Center Neighborhood Context - Mixed Use - 8 stories maximum height
- Allows residential and commercial uses
- Townhouse, General and Shopfront building forms
- Proposal: Requesting rezoning to facilitate redevelopment with residential uses (affordable housing)

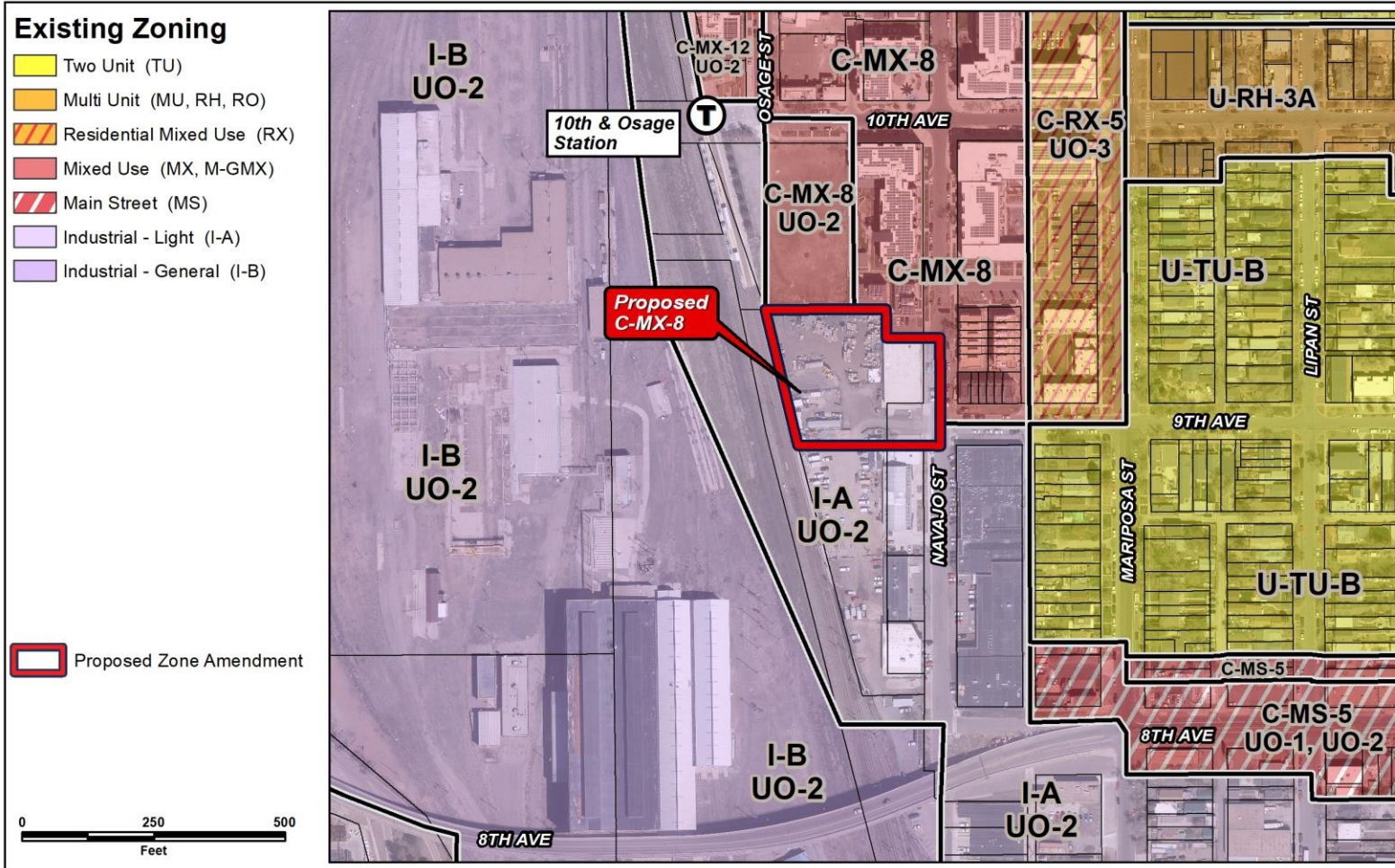
Request: C-MX-8



Subject Property

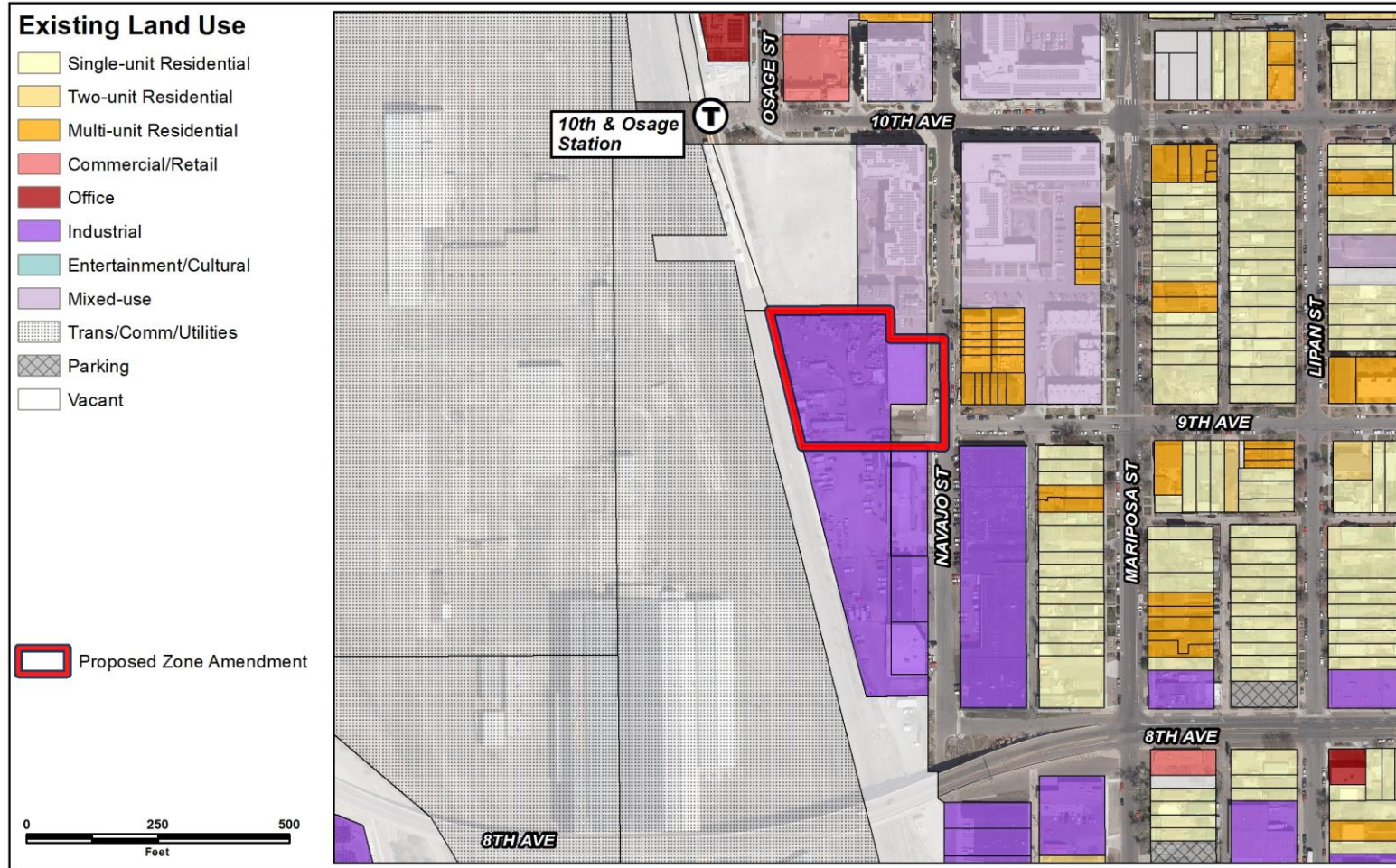
- Industrial building
- Outdoor storage
- 1.4 acres
- Proximate to rail tracks:
 - Railroad Safety Report (2016) has been shared with applicant

Existing Zoning



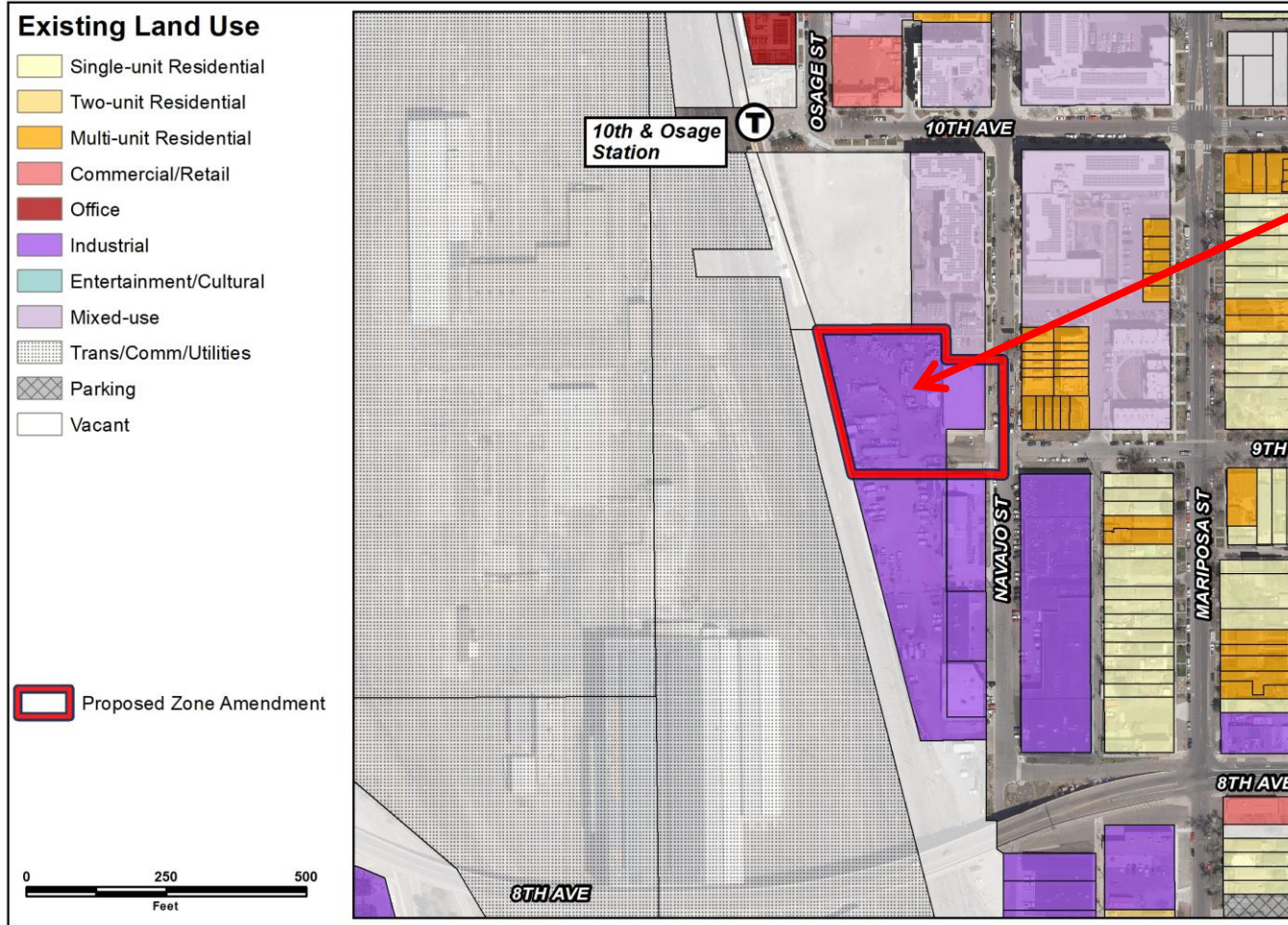
- Site: I-A, UO-2 (Billboard Use Overlay)
- Surrounding:
 - I-B UO-2
 - C-MX-8 UO-2
 - C-MX-8
 - C-RX-5 UO-3
 - U-TU-B
 - C-MS-5, UO-1, UO-2
- U-TU-B is a Protected District

Existing Land Use

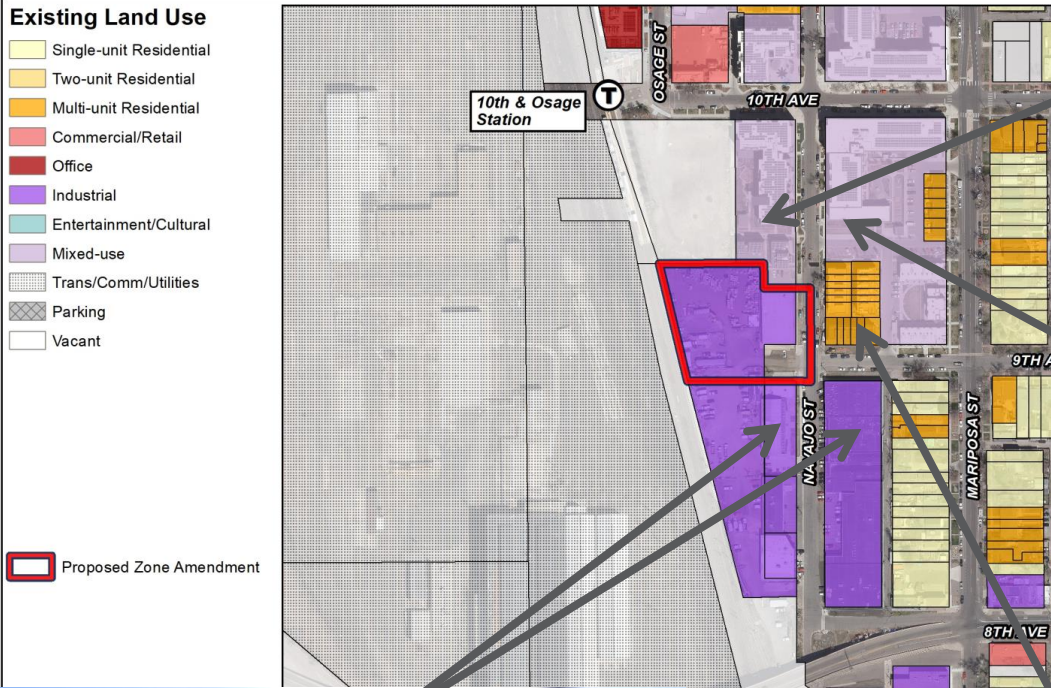


- Site: Industrial
- Surrounding:
 - Vacant
 - Mixed-use
 - Multi-unit residential
 - Industrial
 - Rail

Existing Context – Building Form/Scale



Surrounding Context – Building Form/Scale



Affordable Housing

- Applicant is DHA
- Property was purchased with funding from DHA Delivers for Denver Program (D3)
- Program stipulates:
 - 40% of housing must be:
 - operated as supportive housing or
 - restricted to tenants earning below 30% of area median income

Process

- Informational Notice: 6/29/21
- Planning Board Notice Posted: 10/19/21
- Planning Board Public Hearing: 11/3/21
- LUTI Committee: 11/9/21
- **City Council Public Hearing: 12/20/21**

Public Outreach

- 9 letters of opposition included concerns about:
 - Building height
 - Views from private property
 - On-street parking impacts
- No other public comments
- No official RNOs letter received by CPD
 - One RNO support letter included in application

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 2040*
- *Blueprint Denver*
- *La Alma Lincoln Park Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

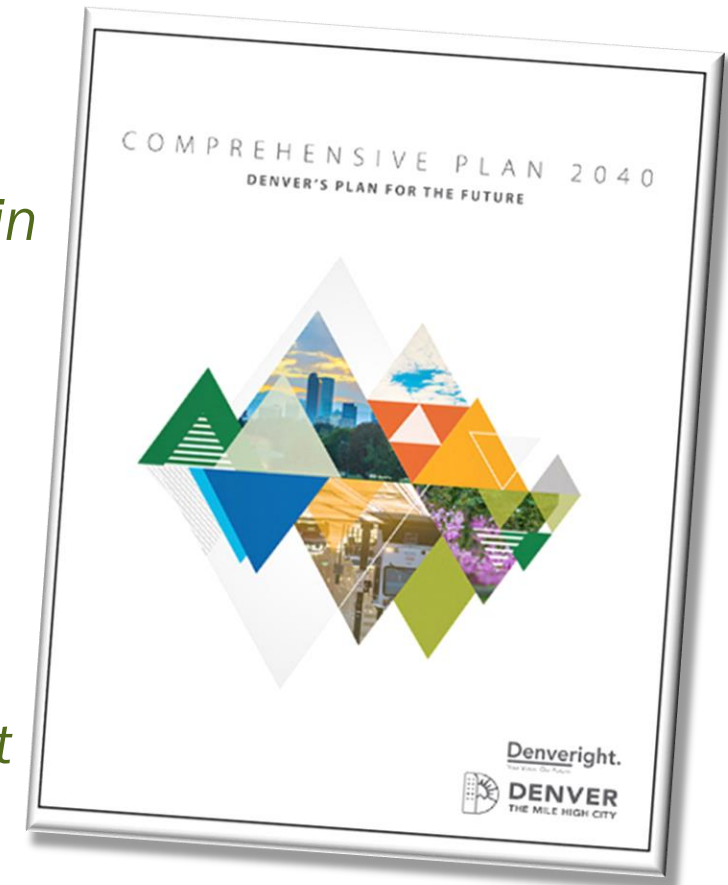
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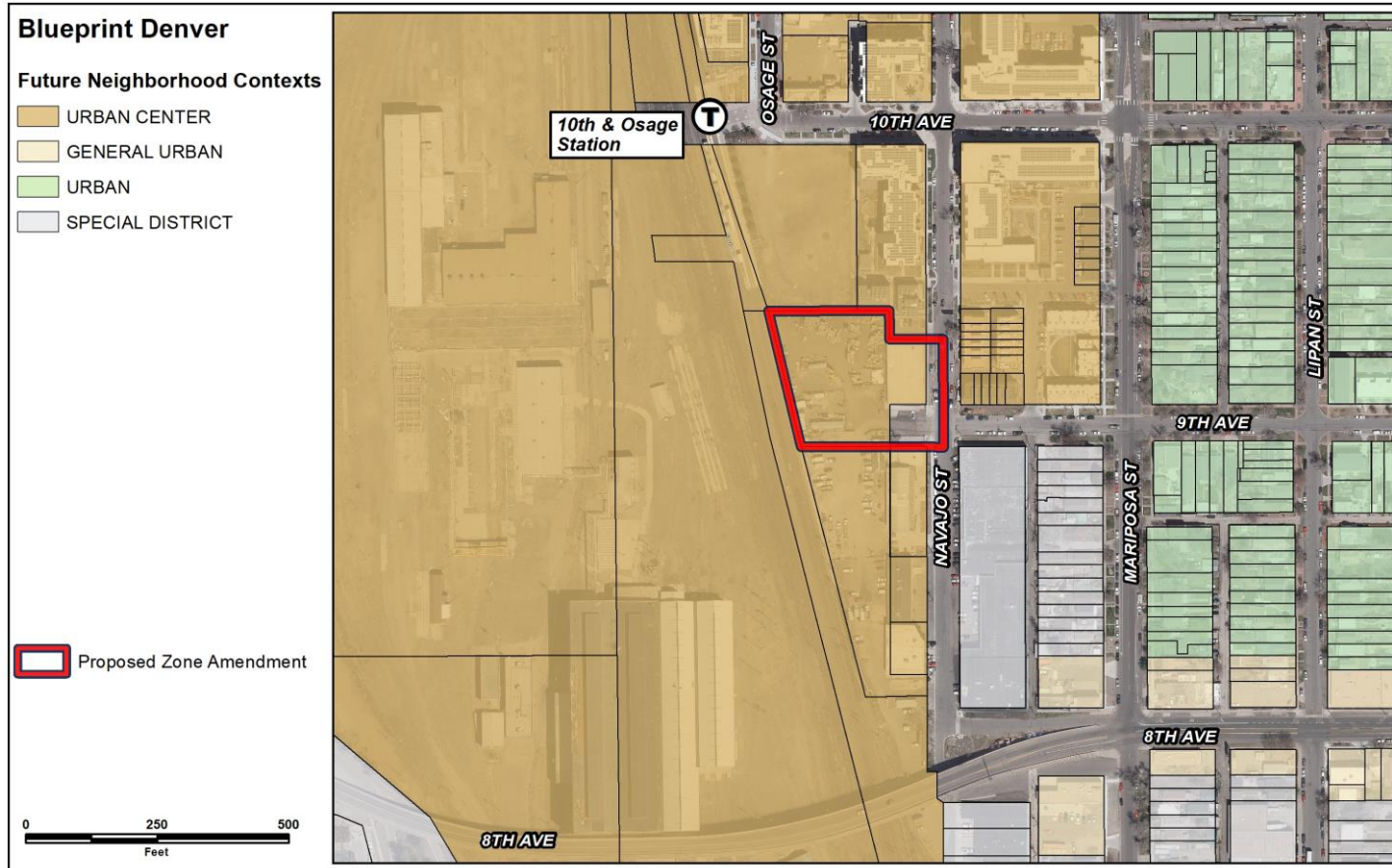
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- *Connected, Safe and Accessible Places Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership (p. 42).*



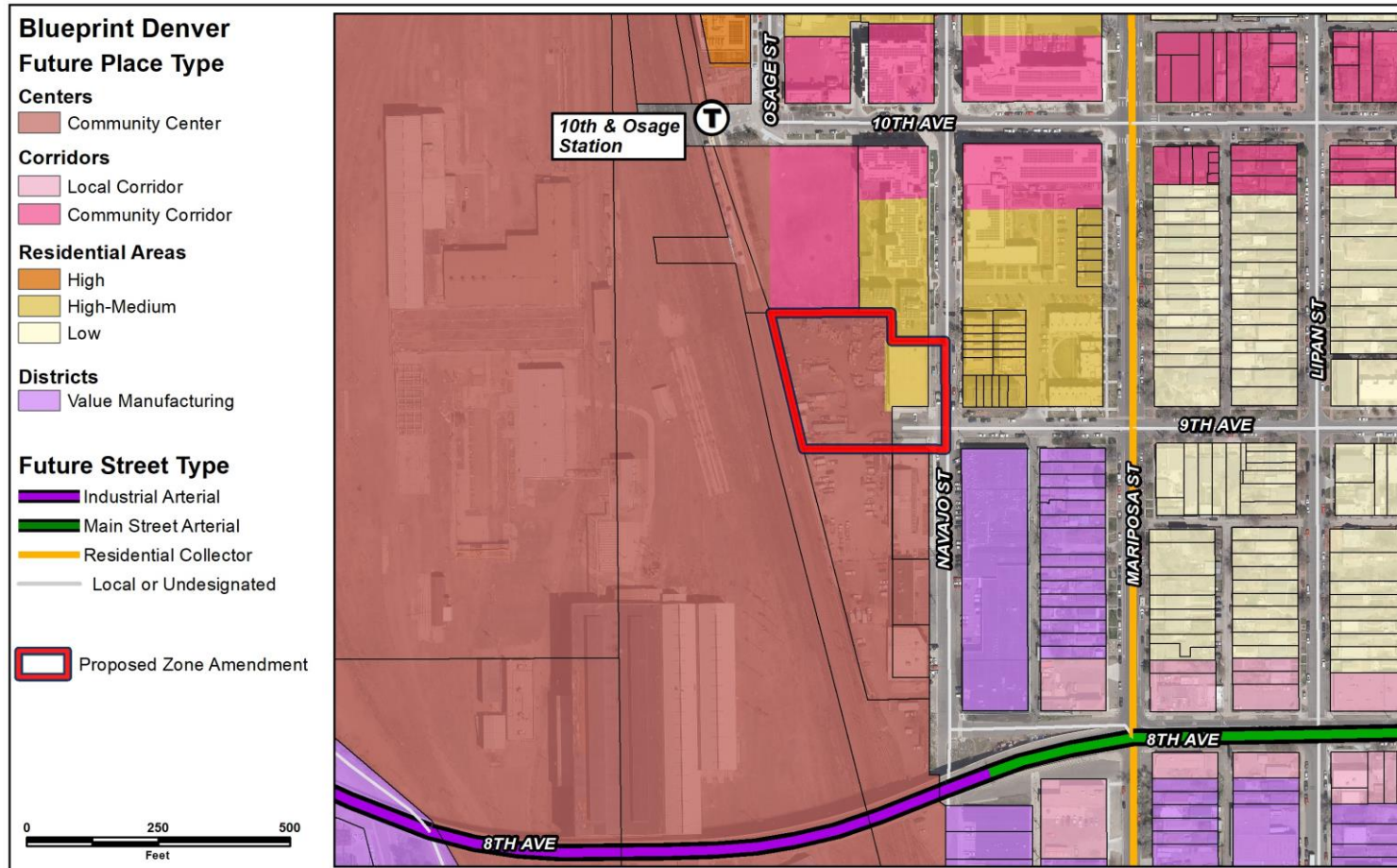
Consistency with Adopted Plans: Blueprint Denver



Future Neighborhood Context: Urban Center

- High intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity (p.252).
- A high mix of uses throughout the urban center context. Even the residential areas are highly mixed use, often with high-intensity multi-unit residential in mixed-use buildings. Block patterns are generally a regular grid with consistent alley access. Buildings are usually multi-story with a high degree of lot coverage (p. 252)

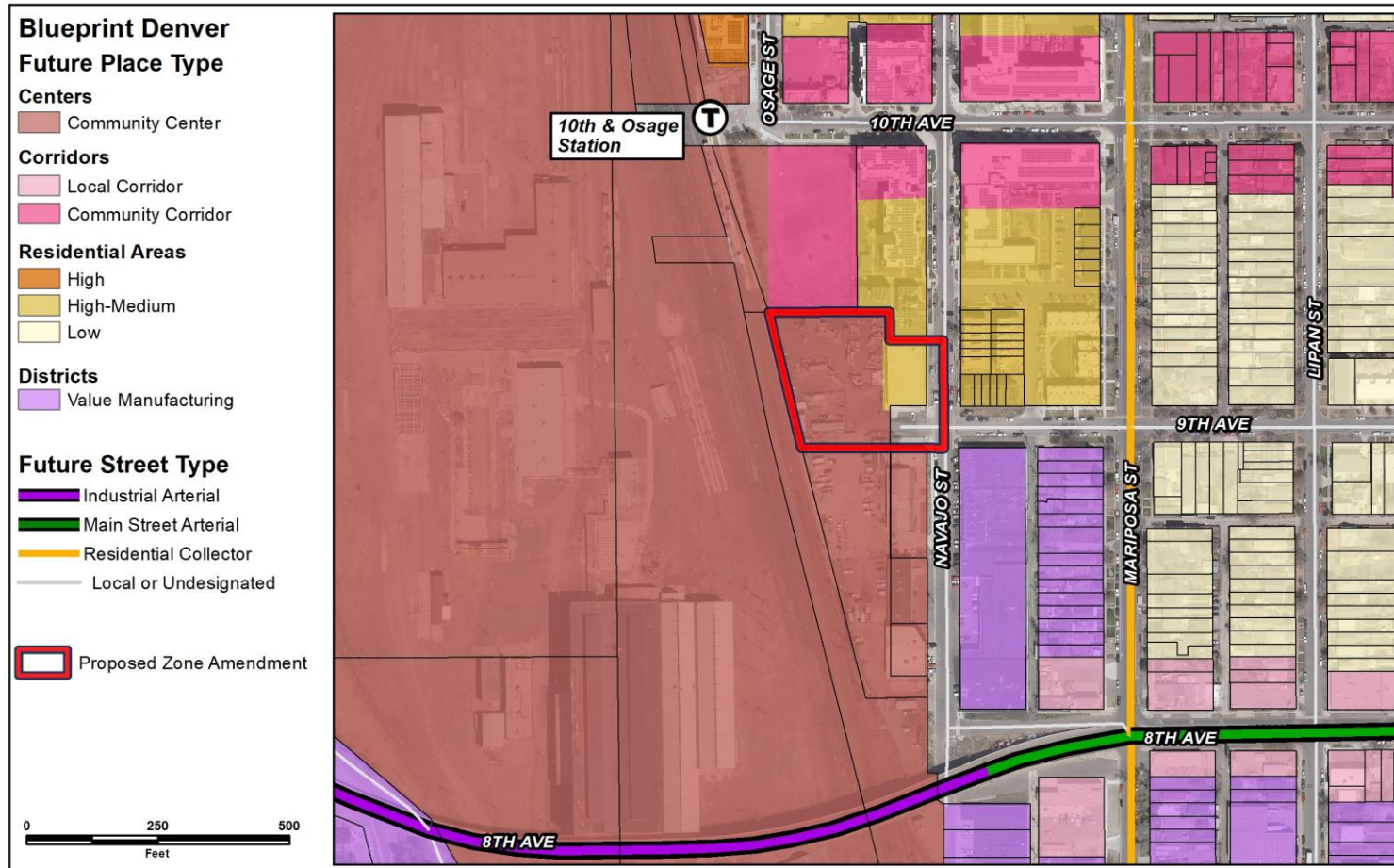
Consistency with Adopted Plans: Blueprint Denver



Future Place Type: Community Center

- Providing a mix of office, commercial and residential uses. A wide customer draw both of local residents and from other parts of the city” (p. 256)
- Heights can be generally up to **12 stories** in the taller areas and should transition gradually within the center’s footprint to the surrounding residential areas” (p. 256).

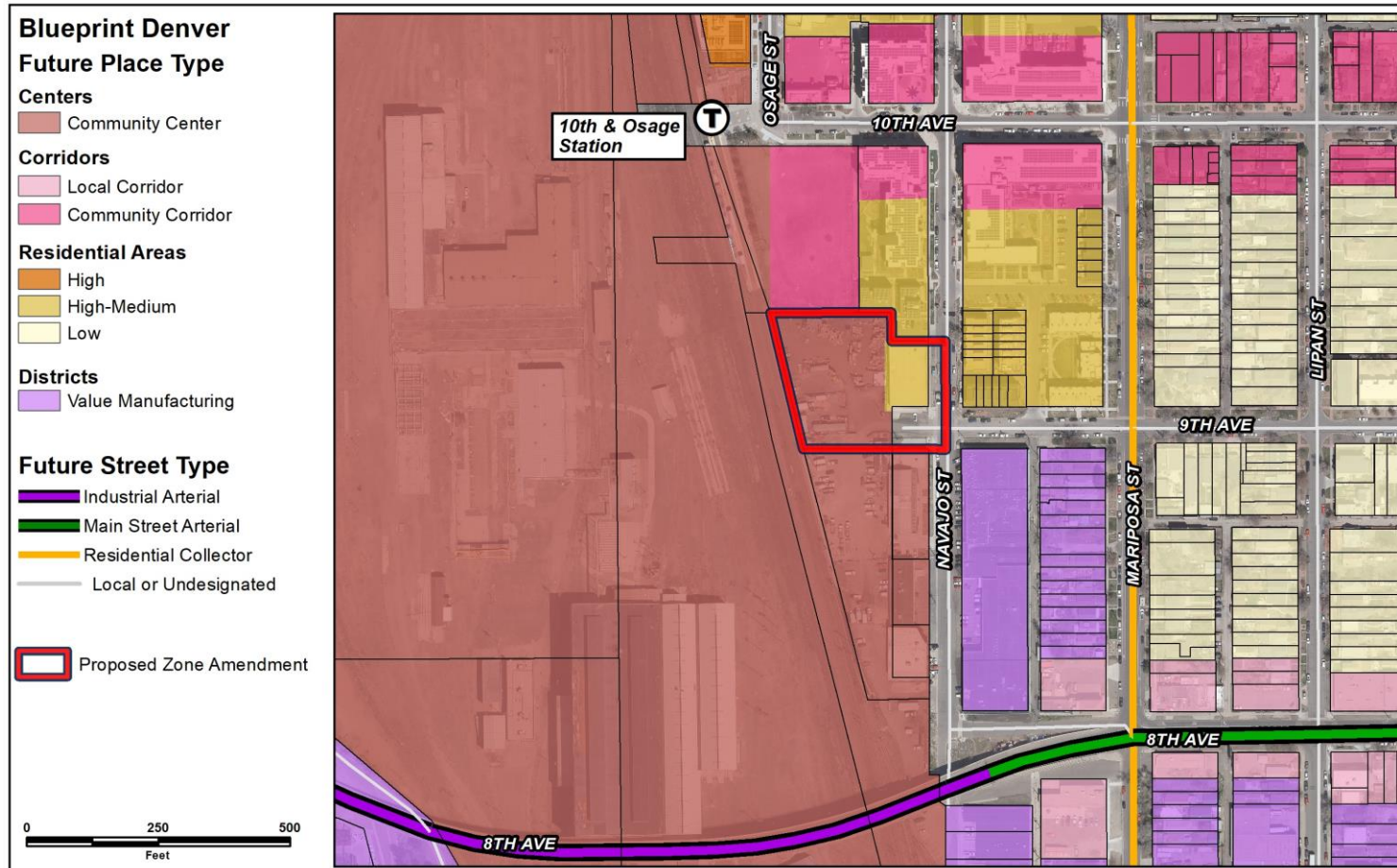
Consistency with Adopted Plans: Blueprint Denver



Future Place Type: High-Medium Residential

- a mix of uses, including multi-unit residential, but at a slightly lower intensity compared to the high residential areas. (p. 260).
- Heights are generally up to 8 stories. There is a high lot coverage and shallow setbacks.” (pg. 260)

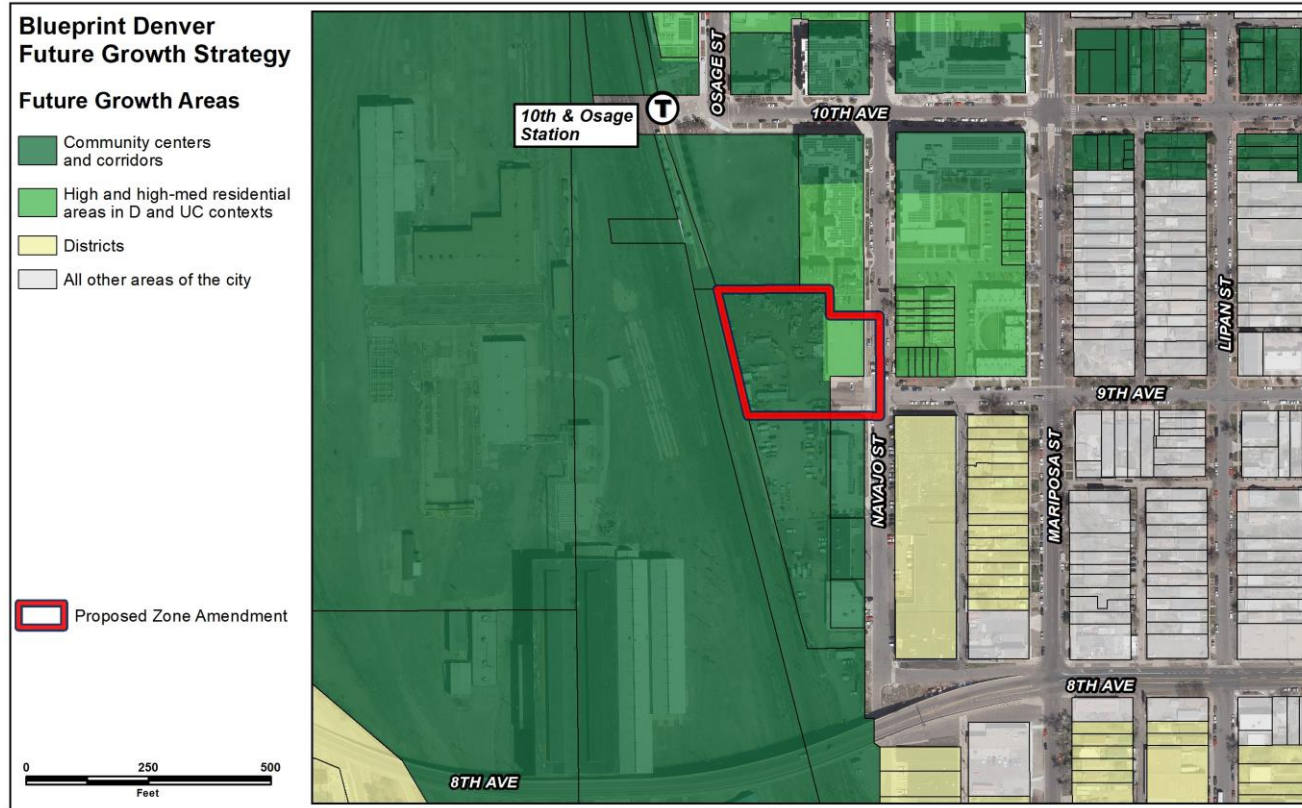
Consistency with Adopted Plans: Blueprint Denver



Future Street Type: Local Undesignated

- Can vary in their land uses and are found in all neighborhood contexts

Consistency with Adopted Plans: Blueprint Denver

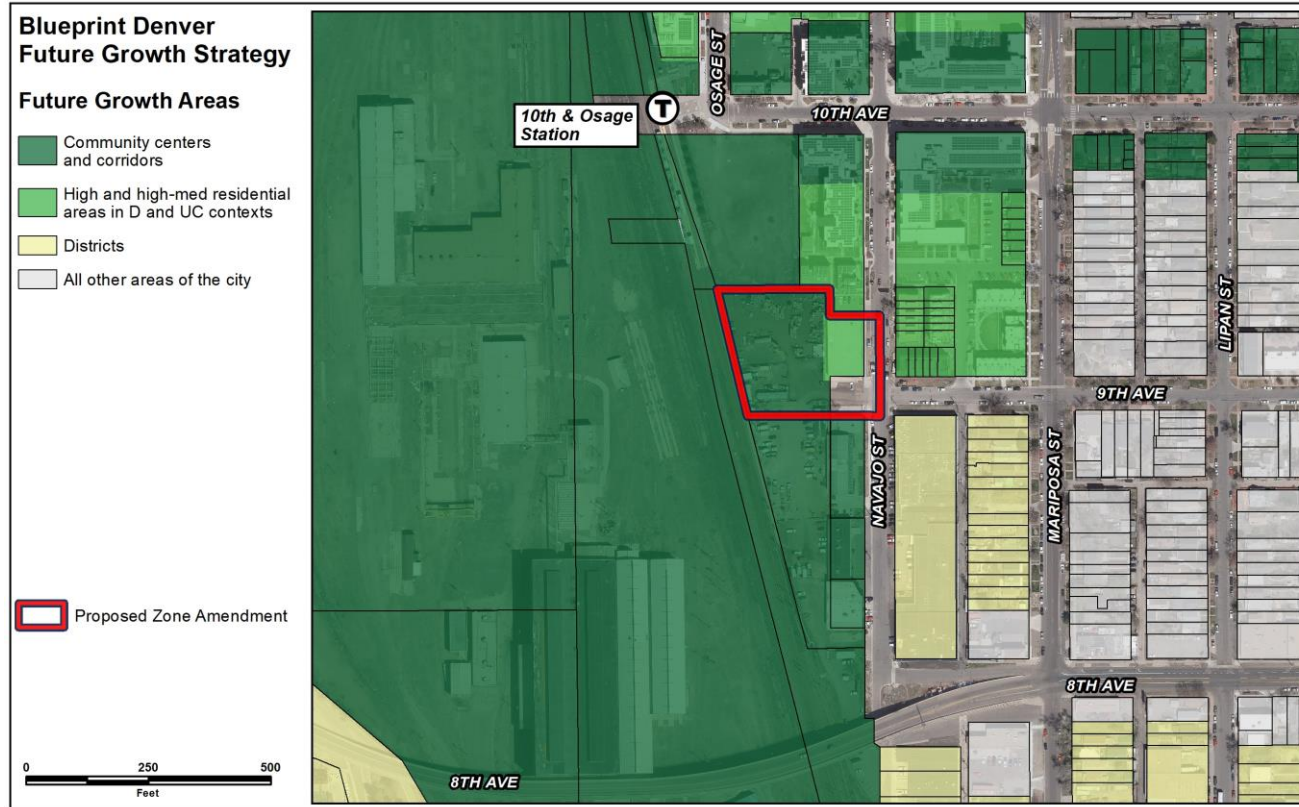


Growth Strategy: Community Center and Corridors

- 25% of new housing
- 20% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

Consistency with Adopted Plans: Blueprint Denver

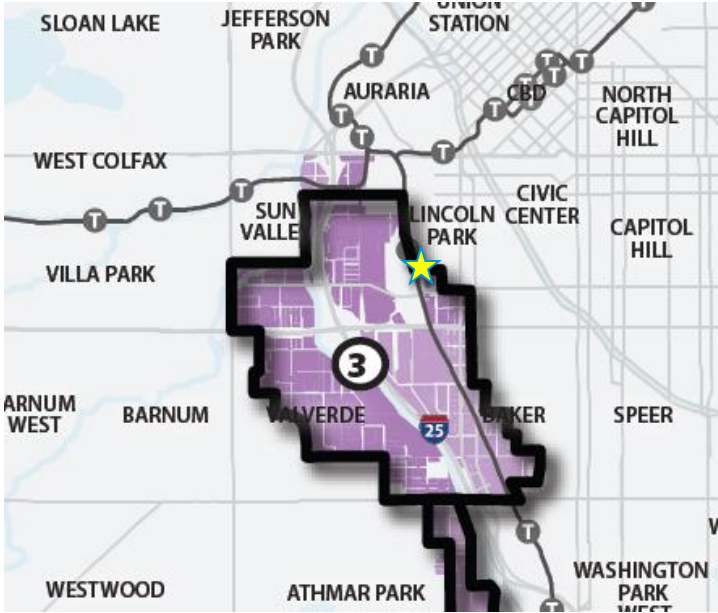


Growth Strategy: High and High-Medium Residential Areas in D and UC Contexts

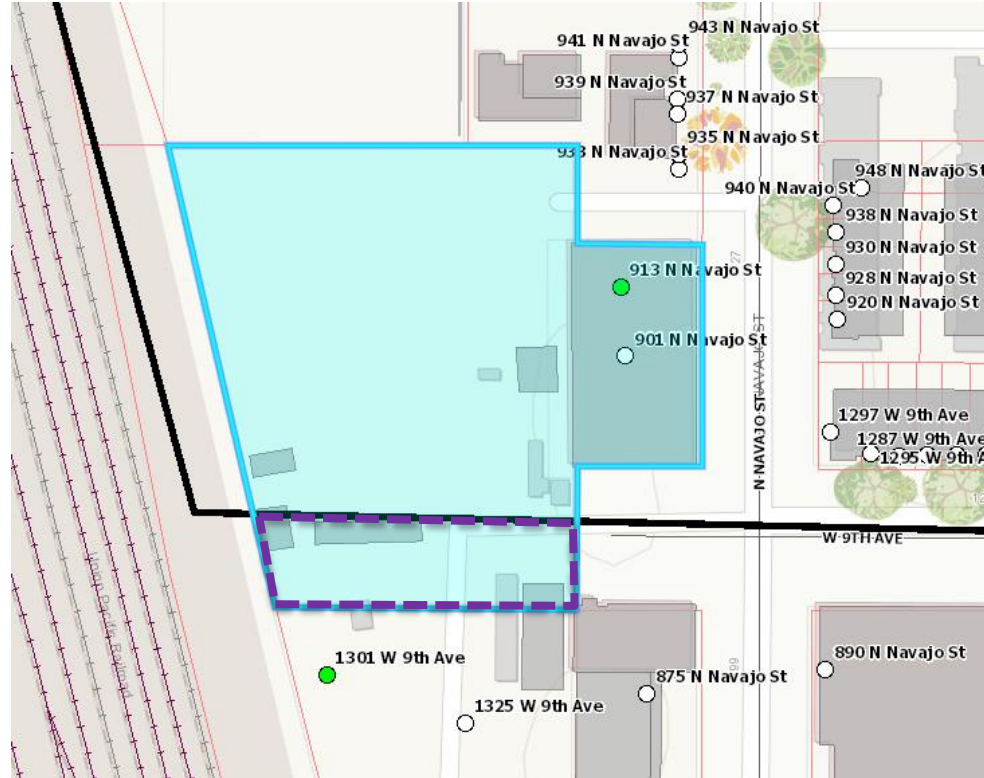
- 15% of new housing
- 5% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

Consistency with Adopted Plans: Blueprint Denver



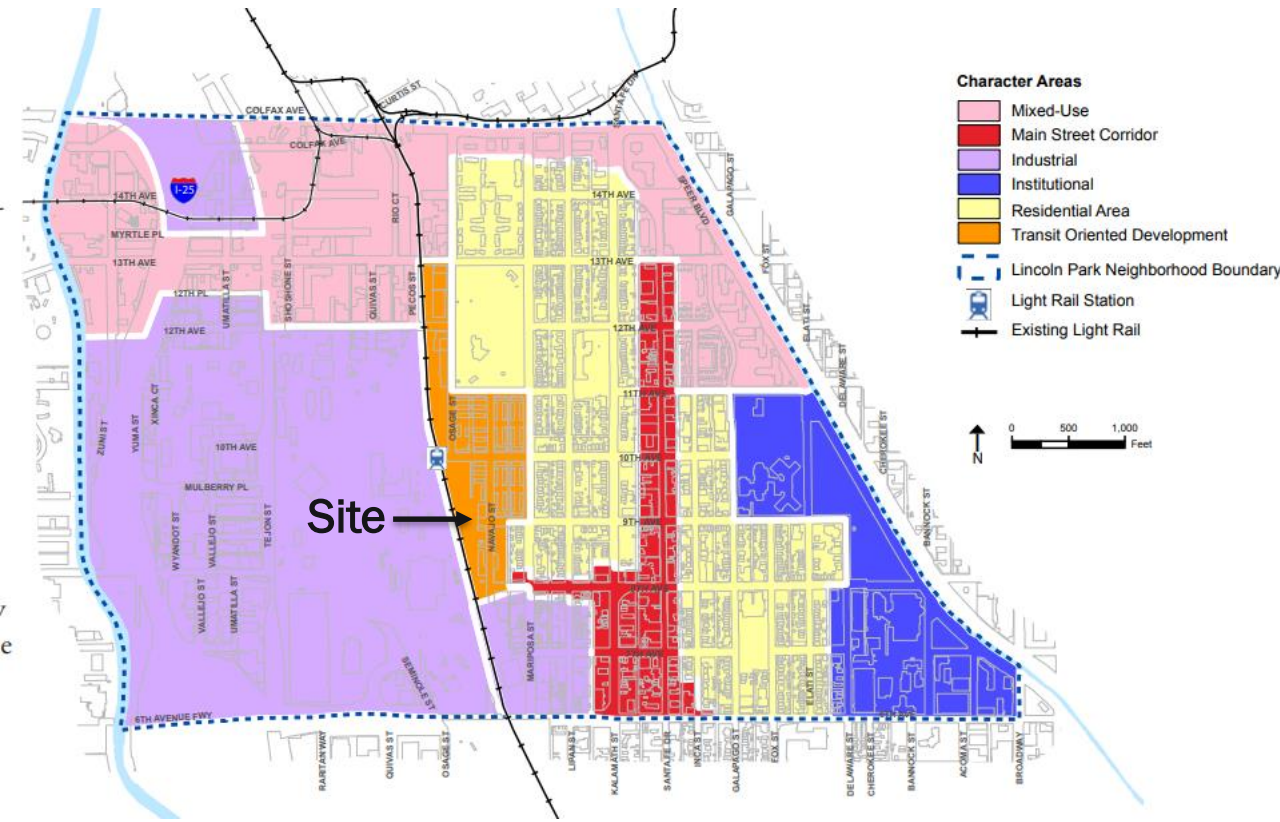
 Manufacturing Preservation Areas



Manufacturing Preservation Districts:

Blueprint Denver identifies eight areas in the city to preserve the ability to continue and expand manufacturing uses, which are outlined on the map. Please see Chapter 3 for specific policies and strategies related to manufacturing.

Consistency with Adopted Plans: La Alma Lincoln Park Neighborhood Plan



Key Character Area Goals

- Housing density supports transit and sustainable growth
- Housing options include a range of types for a variety of incomes

Key Character Actions

- Create density to support transit
- Provide a variety of housing options
- Focus on sustainable development

Height Guidance

- Building heights should range from a minimum of 3-12 stories adjacent to the 10th and Osage station.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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
 - City adopted plan, changing circumstances conditions, public interest
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

Based on the criteria for review in the Denver Zoning Code, staff recommends approval of Application 2021i-00021.

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