

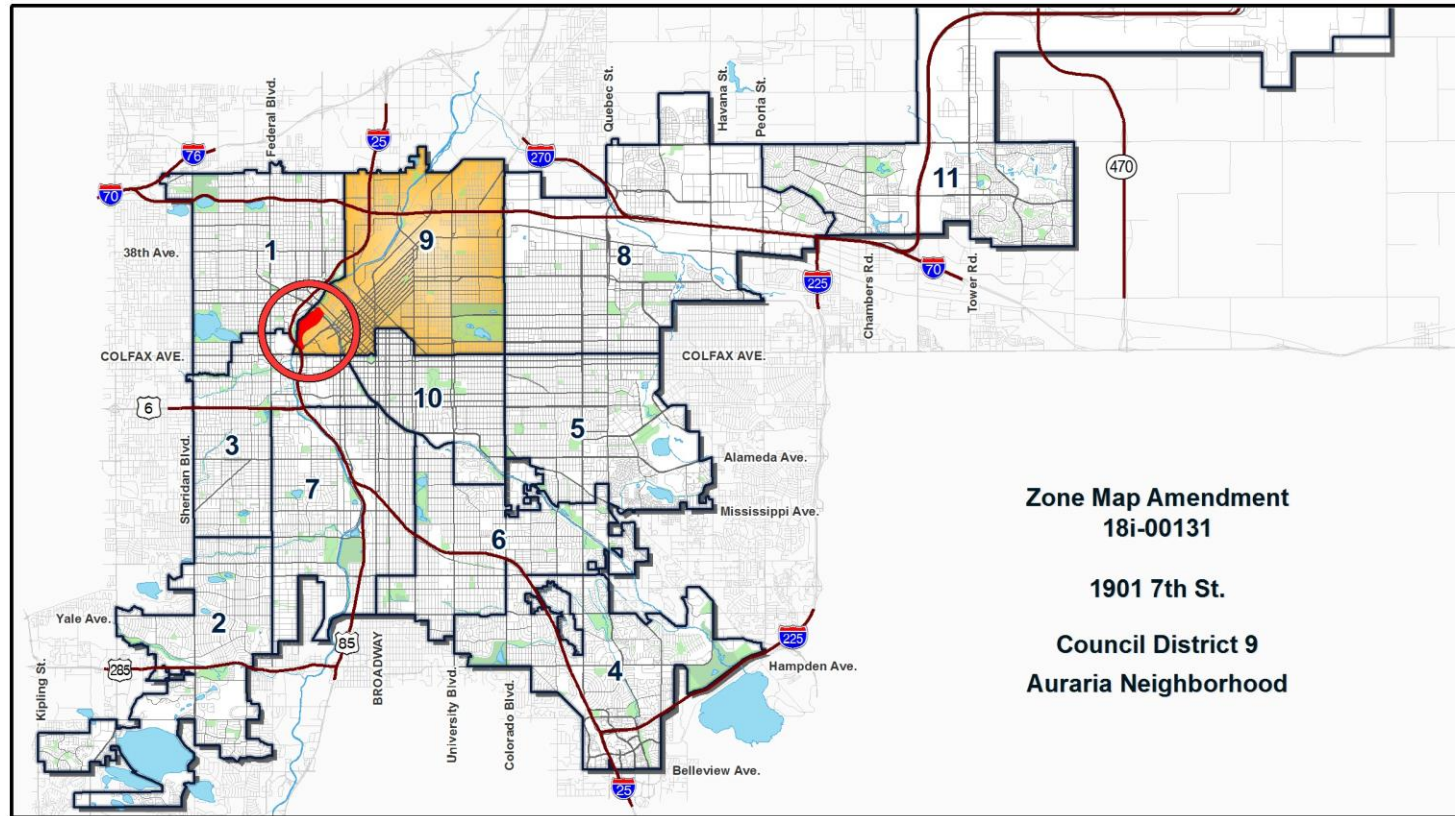


1901 7th Street – River Mile

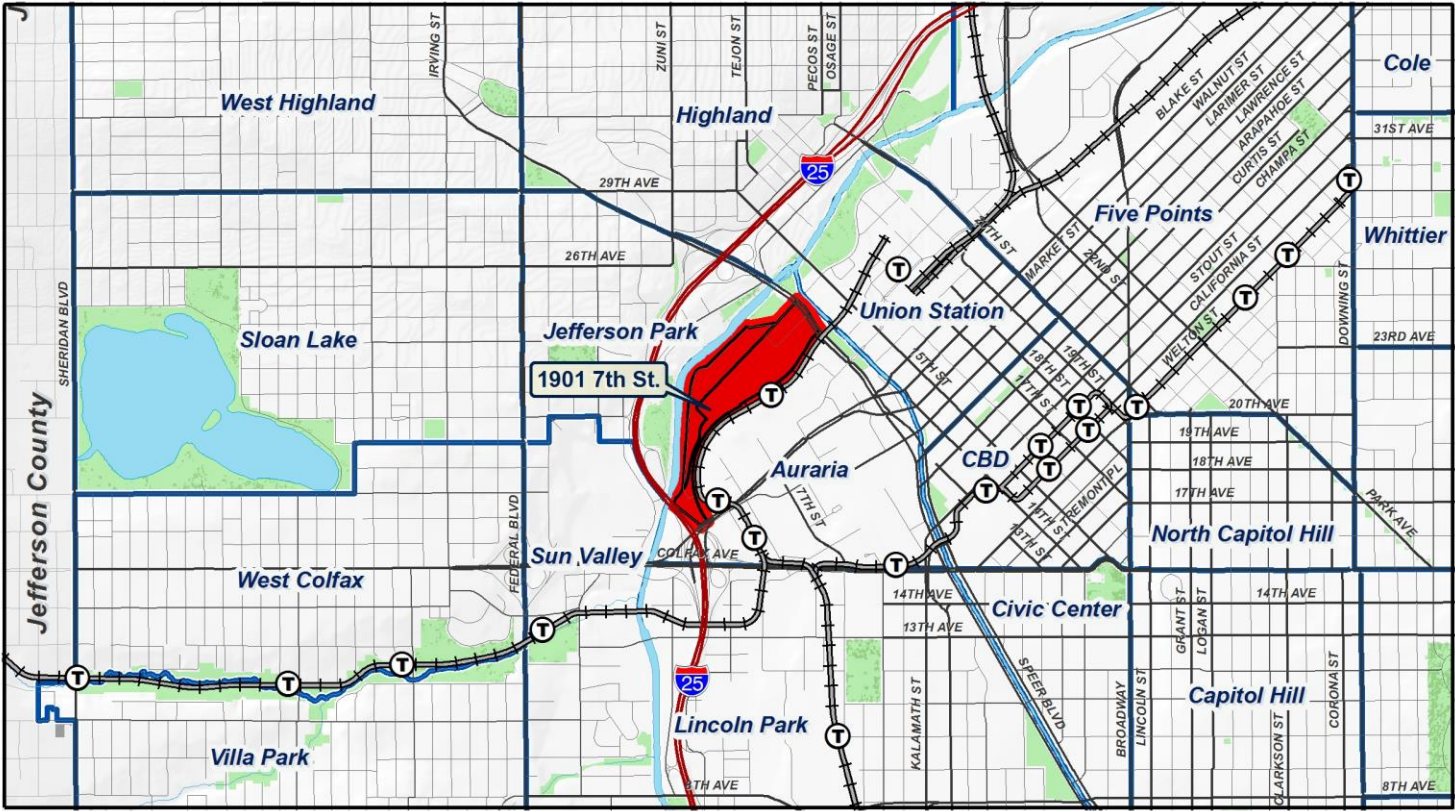
#2018I-00131 Rezoning Application from
CMP-ENT to D-CPV-R, D-CPV-C

Land Use, Transportation, and Infrastructure Committee – November 6, 2018

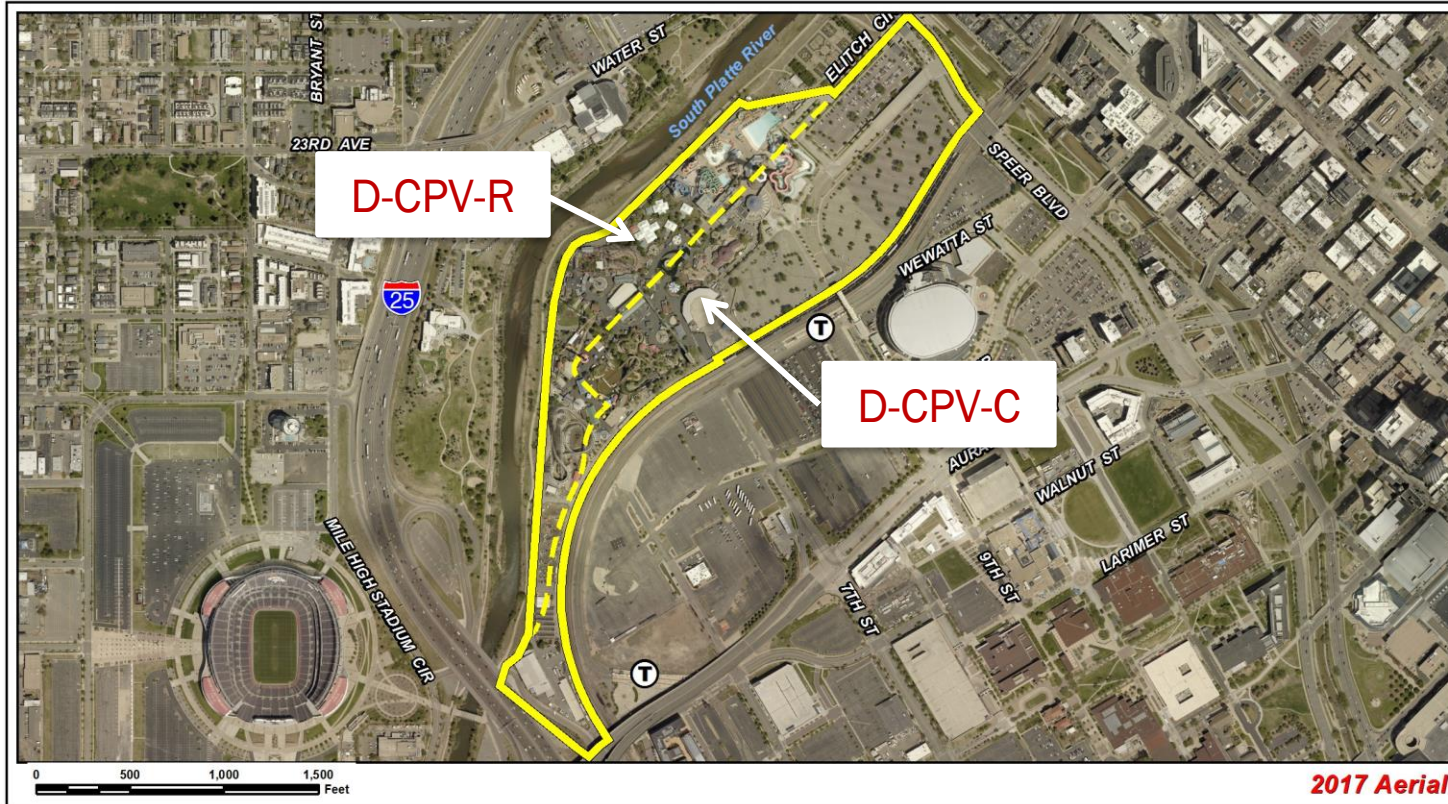
Council District 9



Auraria Neighborhood



Request: D-CPV-R, D-CPV-C

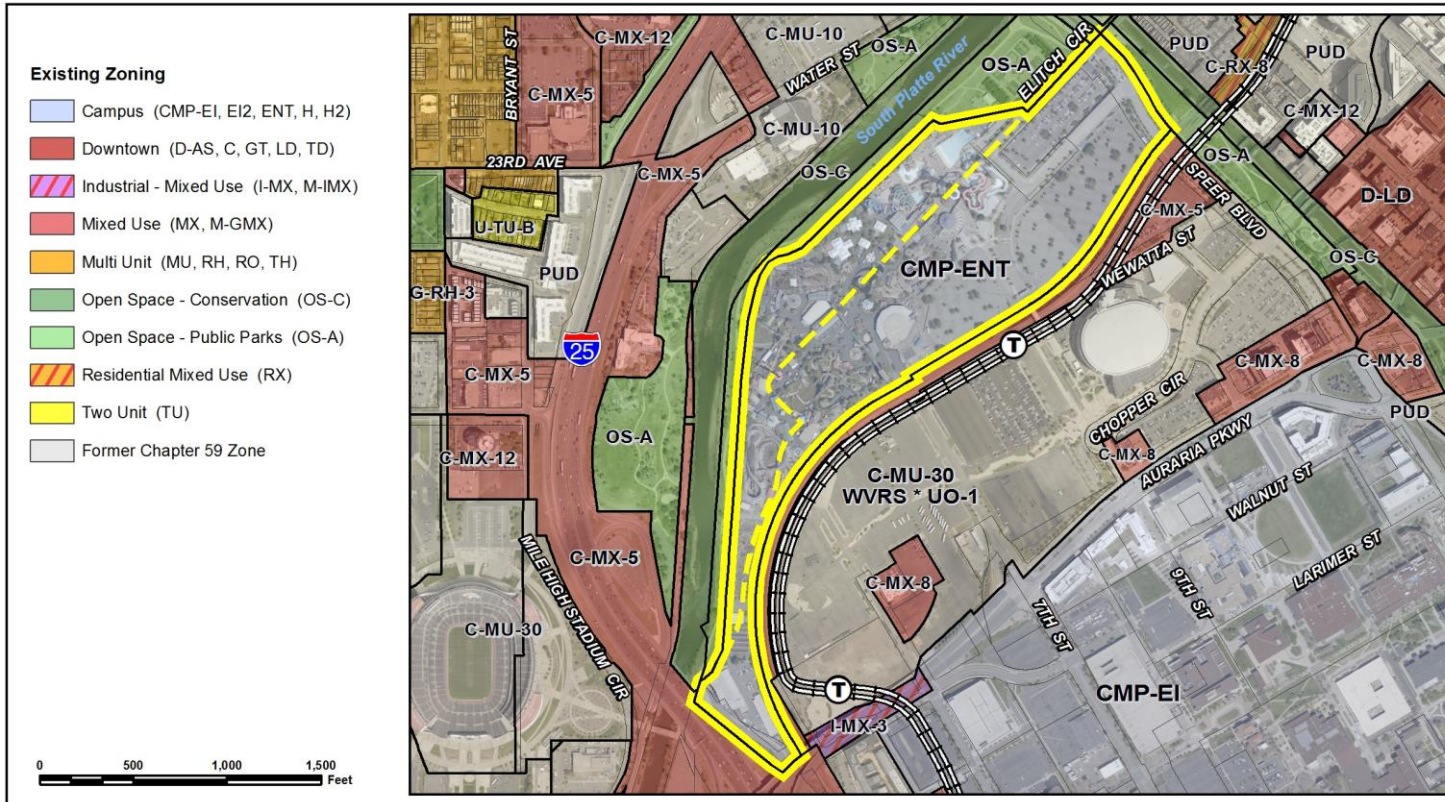


Downtown - Central Platte
Valley-Auraria - River

Downtown - Central Platte
Valley-Auraria - Center

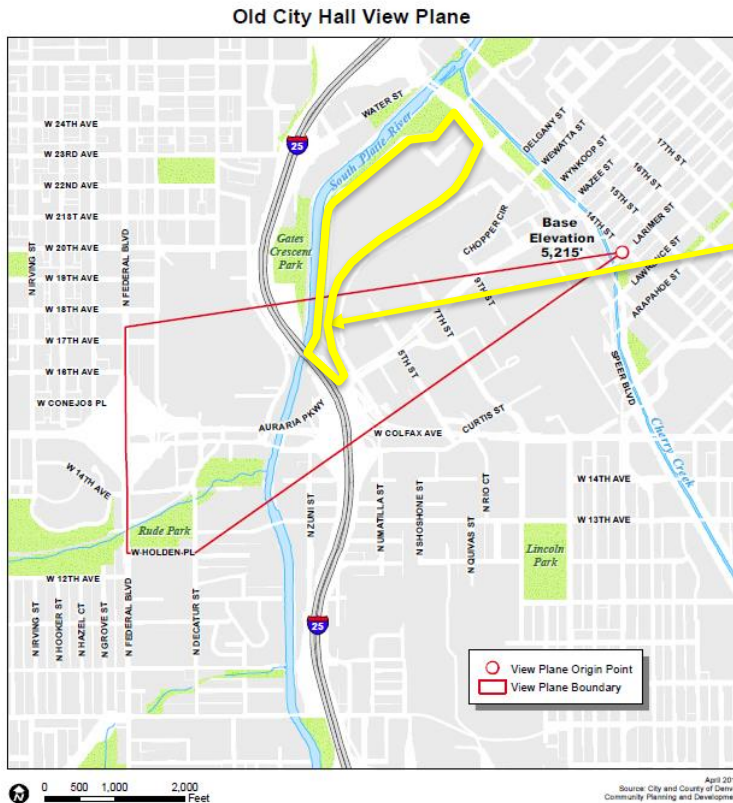
New Downtown context zone districts being established via DZC Text Amendment to implement Downtown Area Plan Amendment objectives.

Existing Context – Zoning



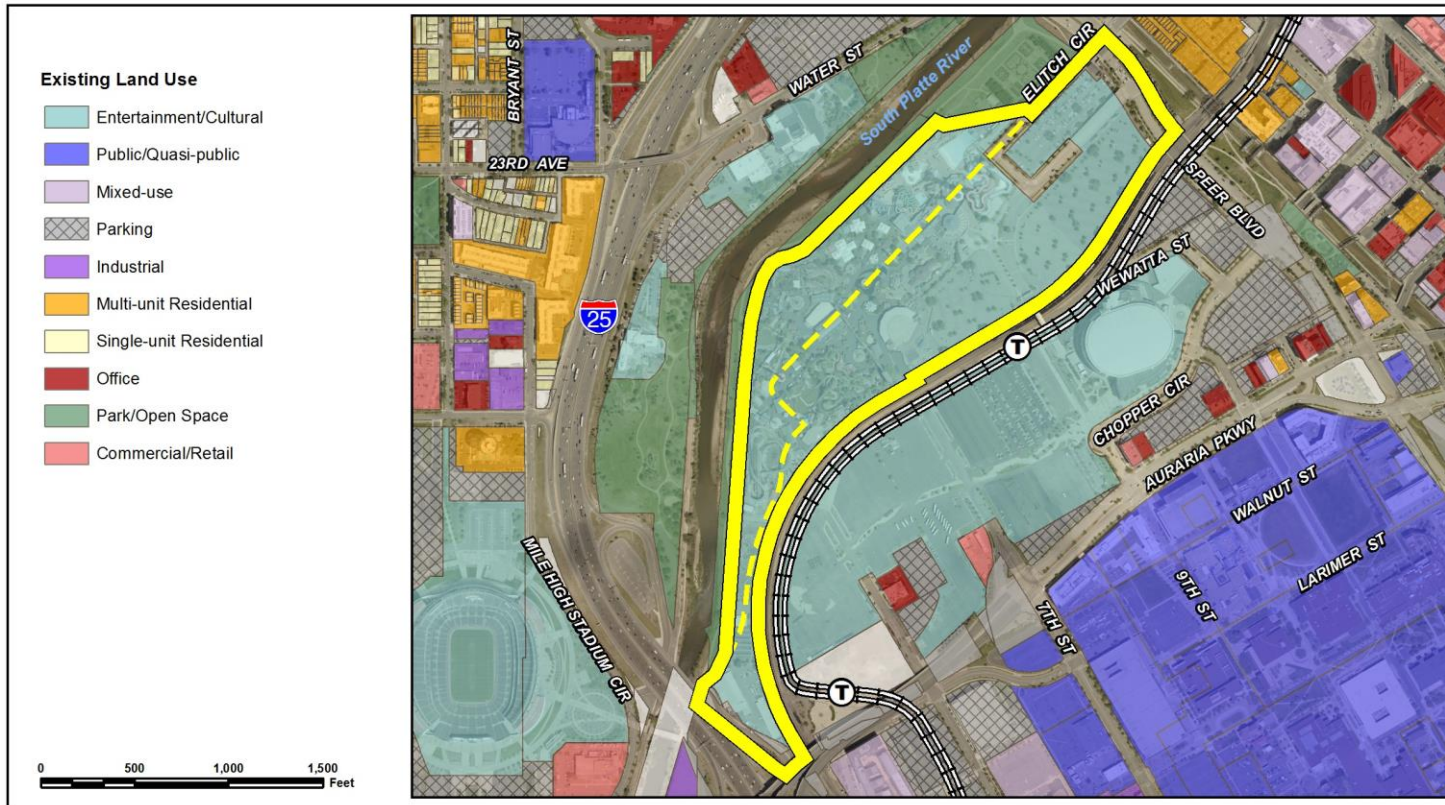
- Subject site: CMP-ENT
- Surrounding properties:
 - North – OS-A/C, PUD, D-LD, C-RX-8
 - East – C-MU-30 WVRs UO-1, C-MX-5/8
 - South – C-MX-5
 - West – OS-A/C, C-MU-10/30, C-MX-5/12

Existing Context – View Plane



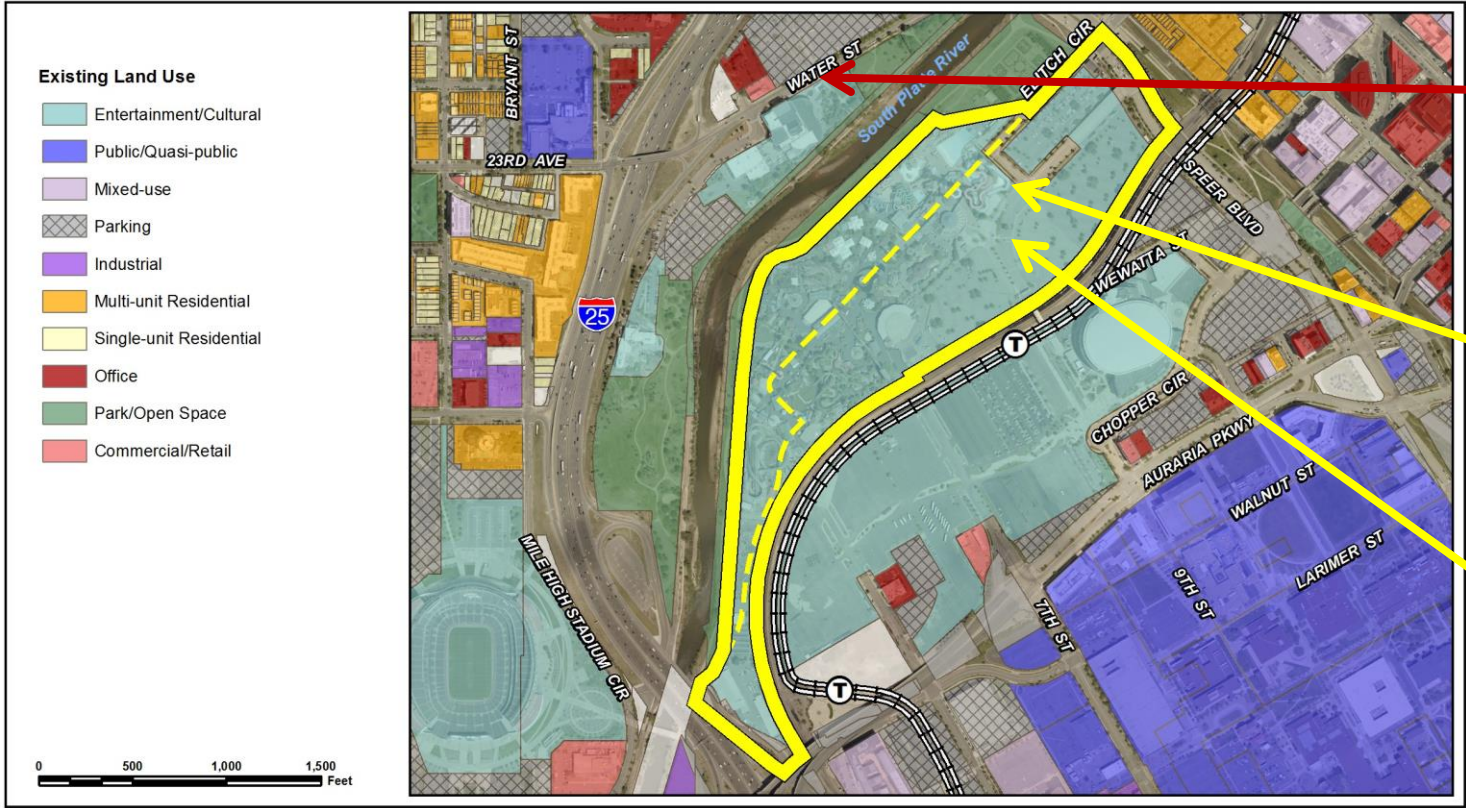
- Old City Hall Mountain View Plane
- Maximum allowed height for the portion of the site within the View Plane is approximately 95 to 100 feet

Existing Context – Land Use

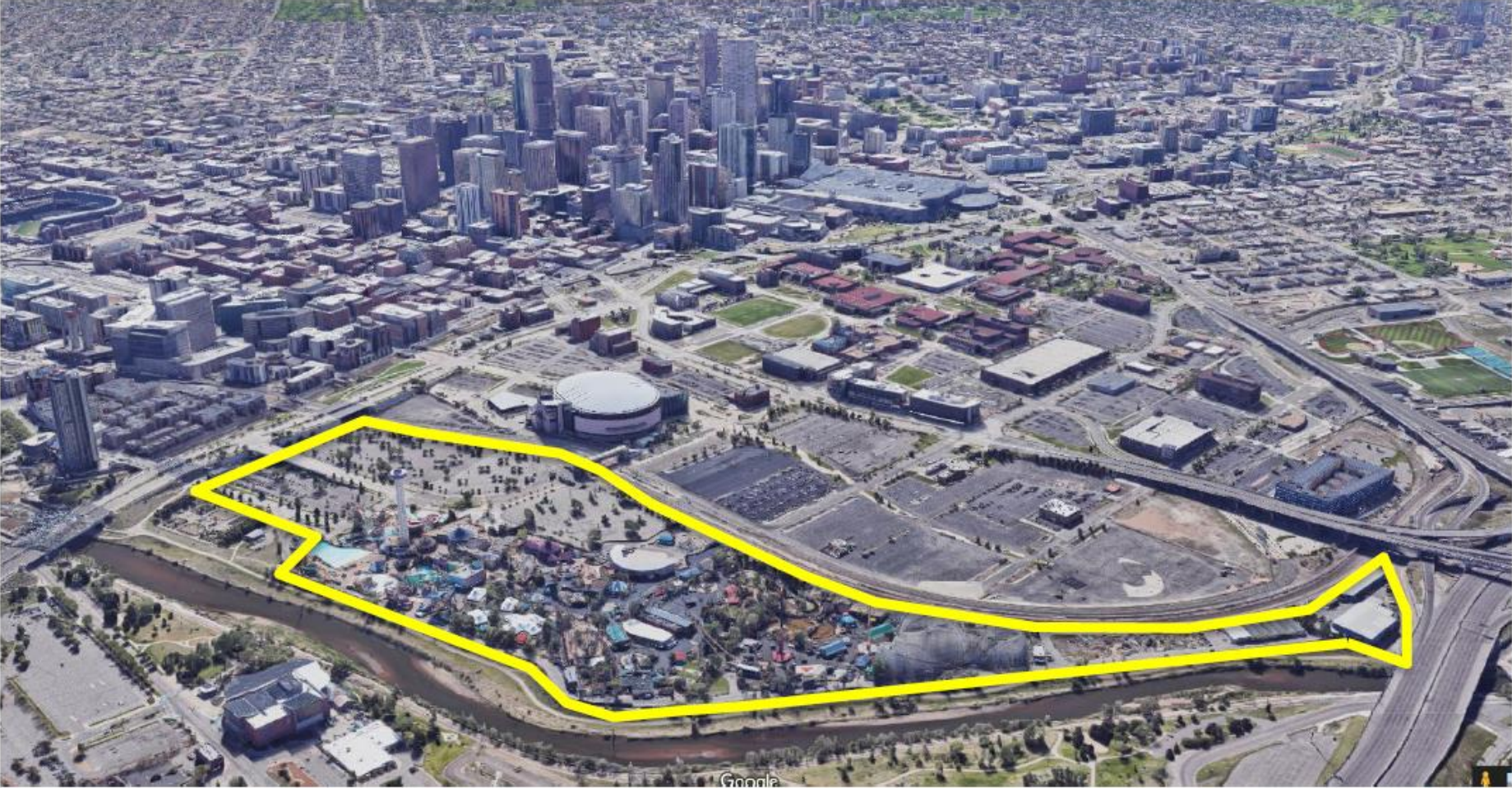


- Subject site:
Entertainment/ Cultural,
Parking
- Surrounding properties:
 - North – Mixed Use, Multi-Unit Residential
 - East – Parking, Entertainment/Cultural, Public/Quasi-public
 - South – Industrial, Mixed Use
 - West – Park/Open Space, Entertainment/Cultural, Parking, Office

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



River Mile Development Agreement

Proposed as an alternative to a General Development Plan (GDP) process (Section 12.4.12) & Requires Council Approval Due to Vesting Component

Development agreement includes and requires:

- Completion of an Infrastructure Master Plan to address streets, utilities, parks, etc.
- Implementation of a comprehensive Transportation Demand Management Program
- Identification and study of vehicular, pedestrian, bicycle, and transit connections necessary to support the proposed level of development
- Requirement for minimum of 12% net developable area as public park/open space, including a minimum number of specific park types, core and shell improvements for a recreation center and parks maintenance facility
- Floodplain mitigation and river improvements process
- Environmental remediation plan for removal, reuse, and disposal of impacted material
- Vesting of specific zoning entitlements including height and FAR standards for a period of up to 20 years

River Mile Development Agreement

Affordable housing plan component addresses D-CPV zone district height incentive requirements:

- Required 15% of housing to be provided as affordable units
- Dedication of units as affordable for minimum of 40 years (City subsidized = 60 years)
- Dedication of specified percentages for AMI levels at 30%, 60%, and 80%
- Portion of units may be affordable up to 100% AMI if designated as For-Sale
- Minimum percentage to include 2 or more bedrooms
- Minimum percentage to be designated as For-Sale
- Mechanism for non-residential uses to contribute funding toward additional housing or community serving uses
- Compliance milestones to ensure housing is provided throughout project phases

Process

- Informational Notice: 9/10/2018
- Planning Board Notice/Property Posted: 10/1/2018
- Planning Board Public Hearing: 10/17/2018
 - **Recommended approval** by a vote of 9 in favor and 1 opposed
- Land Use, Transportation and Infrastructure Committee (11/06/2018)
- City Council Public Hearing (Tentative: 12/17/2018)
- Public comment
 - Letter of support from HUNI provided at Planning Board Hearing

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Downtown Area Plan (2007)*
- *Downtown Area Plan Amendment (2018)*

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

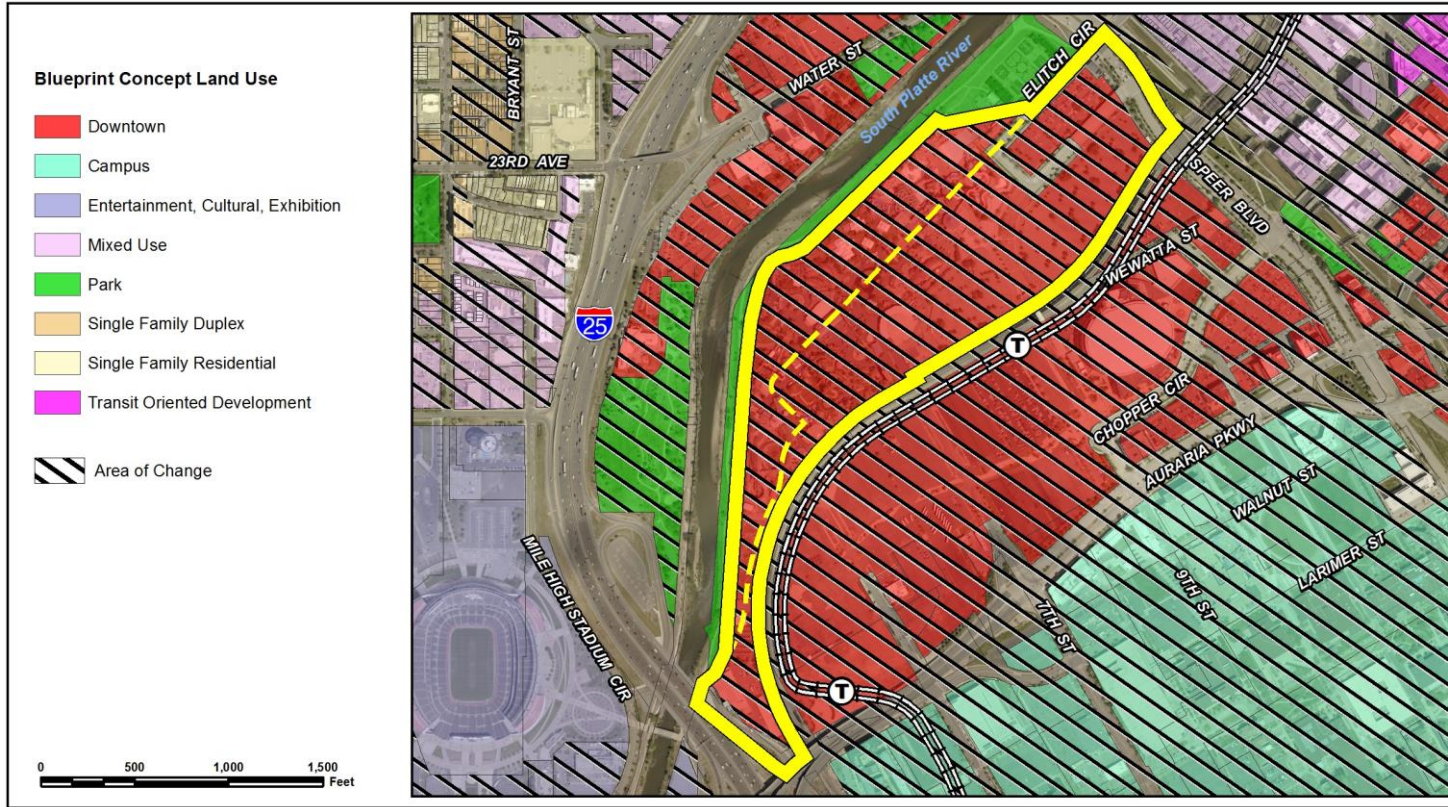
Comprehensive Plan 2000

- *“Platte Valley is again becoming a dynamic example of both urban environmental protection and sustainable economic development.”*
- *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)*
- *Mobility Strategy 3-B: Promote transit-oriented development (TOD) as an urban design framework for urban centers and development areas. (p 77)*
- *Legacies Strategy 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated. (p 99)*

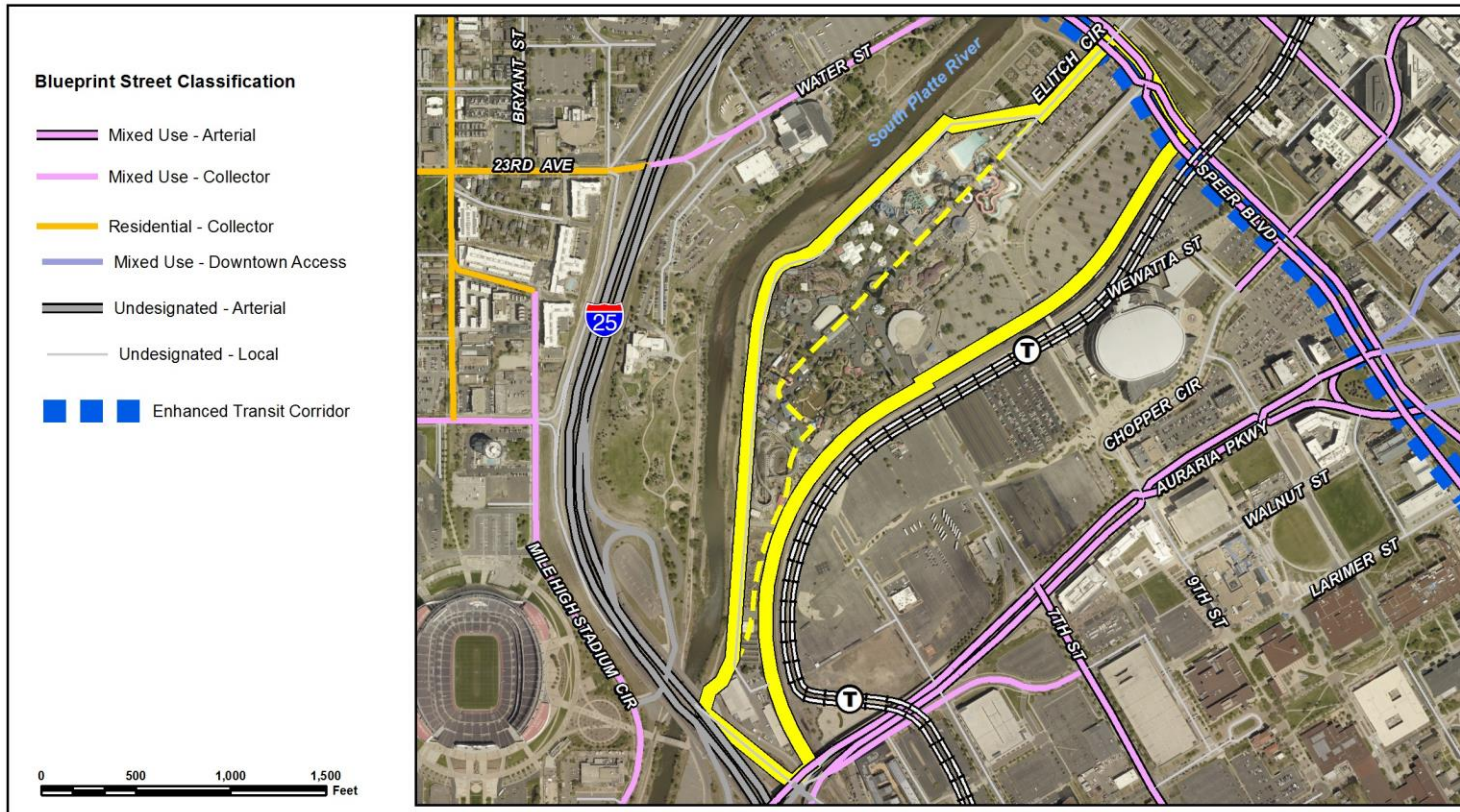
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Downtown
 - Highest intensity of uses, including government entities, employers, entertainment venues, educational facilities, restaurants, nightclubs, cultural facilities and hotels
 - Special design standards
 - Area of Change



Review Criteria: Consistency with Adopted Plans



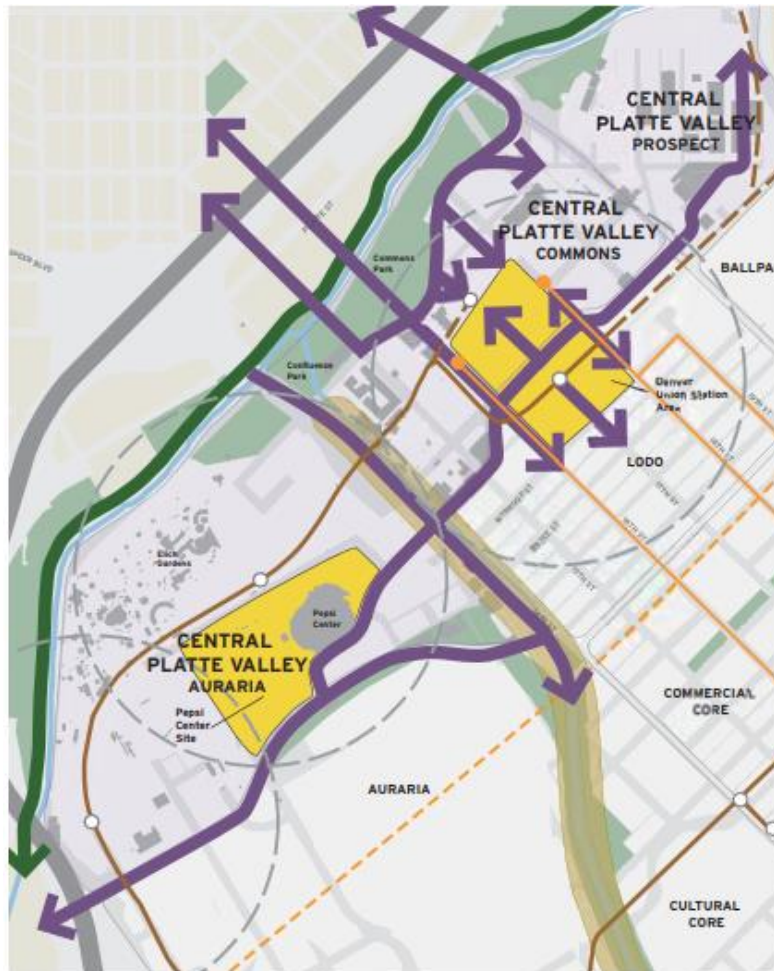
Blueprint Denver (2002)

- Future Street Classification:
 - Speer Boulevard, Auraria Parkway: Mixed Use - Arterial
 - Emphasize a variety of travel choices
 - Designed to provide a high degree of mobility
 - Elitch Circle: Undesignated Local
 - Tailored to provide local access

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

Downtown Area Plan (2007)



Central Platte Valley (CPV) Strategy

Legend

- LRT Stop
- LRT Line
- Proposed FasTracks Rail Line
- Intra-Downtown Transit
- Opportunity Site
- Grand Boulevard
- Special District
- Priority Pedestrian Connection
- 1/4-mile Radius Around Key Node/Transit Hub
- Neighborhood-Serving Retail

KEY RECOMMENDATIONS

Attract family-oriented development.

Provide additional amenities such as schools and daycare centers.

Improve pedestrian and bicycle access to open spaces along the South Platte River and Cherry Creek.

Create high quality multimodal connections between the light rail station and Denver Union Station on 16th, 17th, 18th and Wewatta streets. 17th Street Promenade will be the spine of the transit district and provide a high quality connection across the district.

CPV-Auraria – “Future opportunities to densify these areas are beginning to emerge as transit use increases and parking demand decreases.”

Review Criteria: Consistency with Adopted Plans

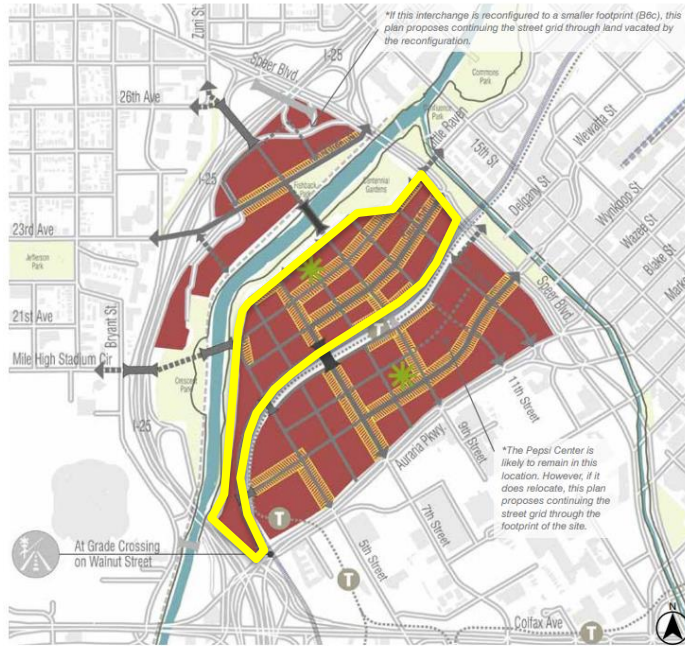


Figure 14: Conceptual Land Use Map with Potential Active Corridors

This is one potential scenario to implement this Plan Amendment's recommendations. There are multiple active corridor configurations that would implement this plan, dependent on the configuration of mobility connections and the road hierarchy.



Downtown Mixed Use
Land Use Strategy

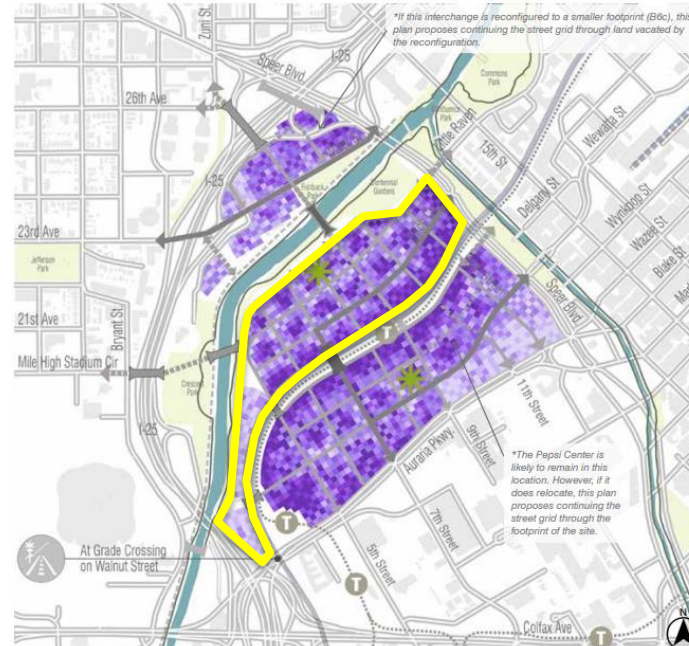


Figure 26: Conceptual Building Intensity

This is one potential scenario to implement this plan's recommendations.



Matrix of Building Intensity
Greater Near Center/CML

Downtown Area Plan Amendment (2018)

- Builds upon Downtown Area Plan (2007)
- Supersedes for the CPV-Auraria district if conflicting
- Establishes vision for dense, mixed-use, diverse downtown neighborhood
- Adopt zoning updates and other regulatory strategies to implement Plan objectives

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Downtown Area Plan, and Downtown Area Plan Amendment

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of D-CPV-R/C zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans and enables a walkable urban neighborhood in close proximity to existing and planned services and open space/recreation facilities

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
 - A City adopted plan since 2010: CPD finds this criterion is met through the adoption of the Downtown Area Plan Amendment in 2018, which provides specific plan guidance for this area that is consistent with this rezoning.
 - Changed or Changing Conditions: there has been significant development in the surrounding neighborhoods since 2010 including Union Station, Riverfront Park/Commons area, and lower Highland neighborhood.
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
 - Downtown neighborhood context consists of a mix of multi-unit residential, commercial, office, civic, institutional, and entertainment uses in large buildings containing one or more uses.
 - Central Platte Valley-Auraria – River districts are located within approximately 1 to 1.5 blocks of the South Platte River and encourage active uses with an emphasis on visual and physical permeability between taller, more slender buildings.
 - Central Platte Valley-Auraria – Center districts are located within approximately 2 to 3 blocks of transit facilities, Consolidated Main Line, and Pepsi Center, and at the intersection of I-25/Speer. They are the most intense D-CPV zone district and represent the primary center of activity where employment, entertainment, and other higher intensity uses are located.

Staff Recommendation

CPD recommends that LUTI move map amendment application 2018I-00131 forward for consideration by the full City Council, 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

Staff Recommendation

Staff recommends that LUTI move the River Mile Development Agreement forward for consideration by the full City Council