



DENVER
THE MILE HIGH CITY

100 N Saint Paul St and 149 N Steele St

PUD 630 to C-CCN-12

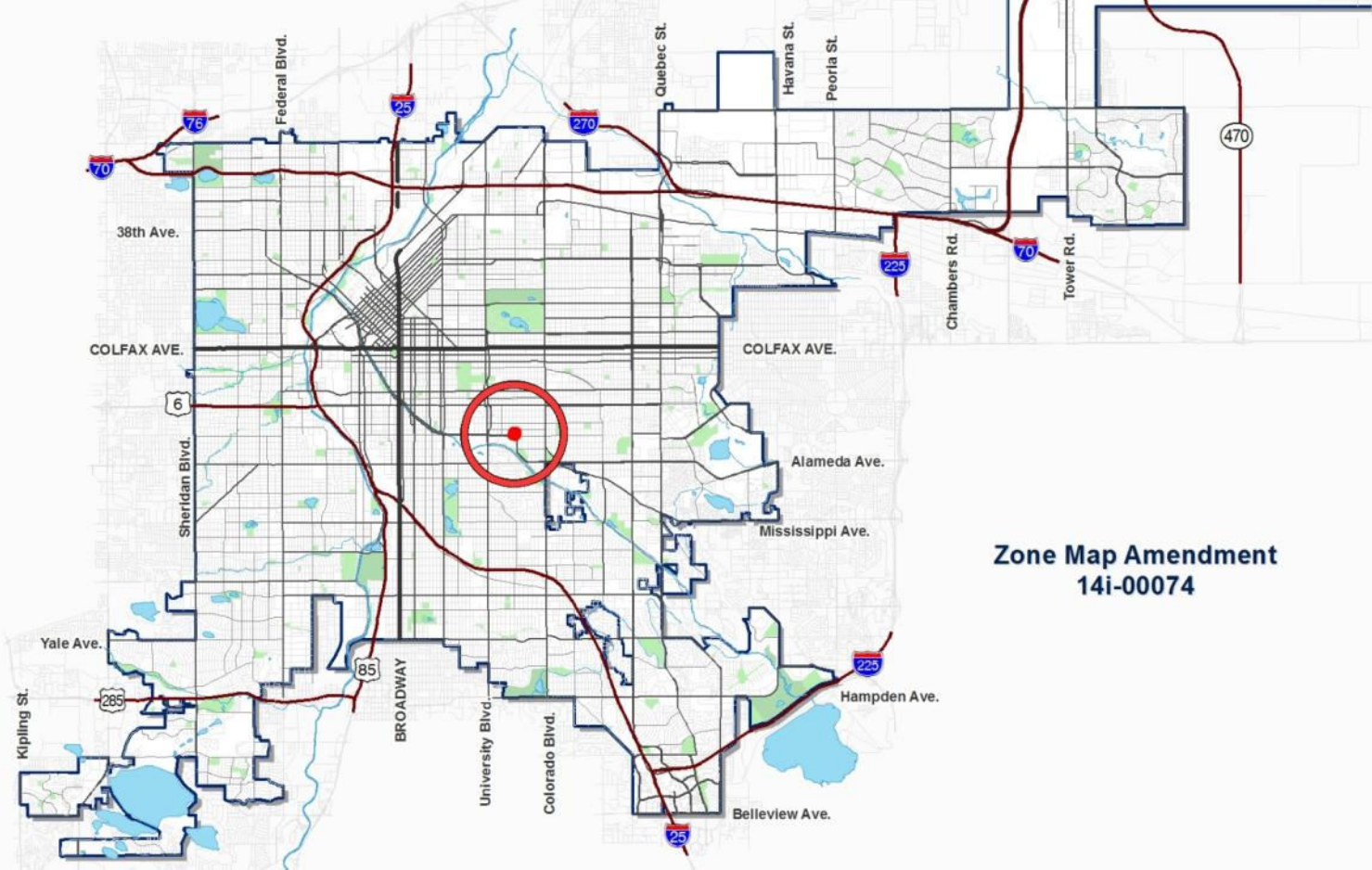
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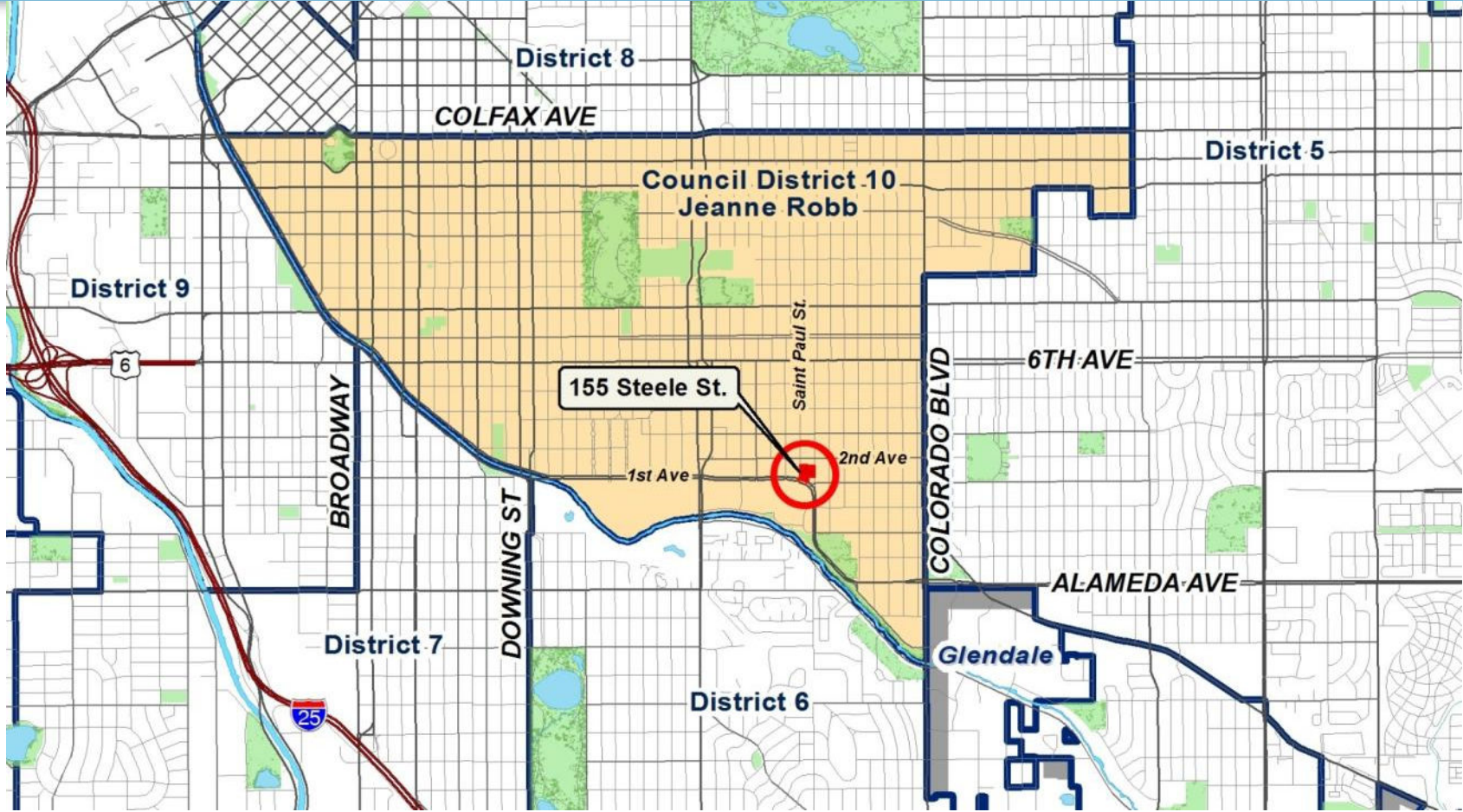
Neighborhoods and Planning

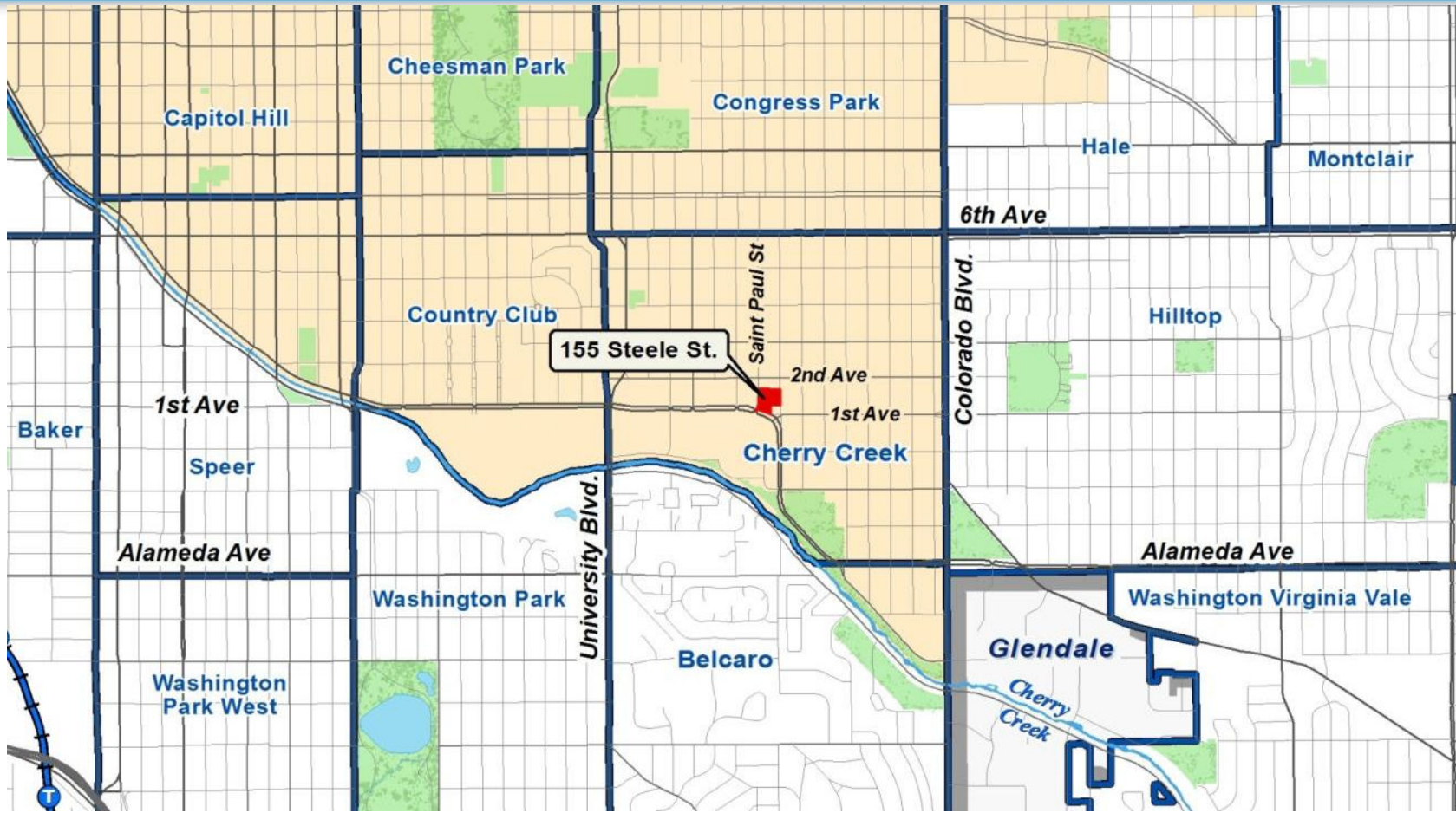
Committee

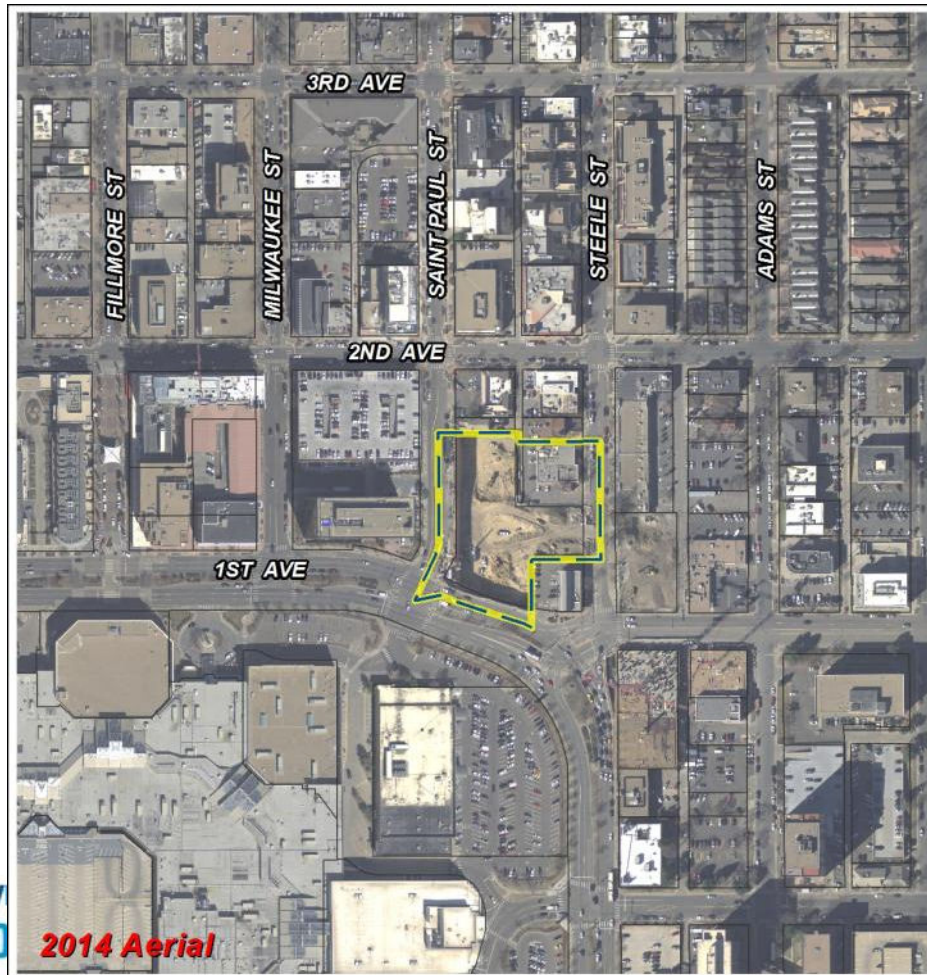
April 15, 2015

100 N Saint Paul and 149 N Steele PUD 630 to C-CCN-12

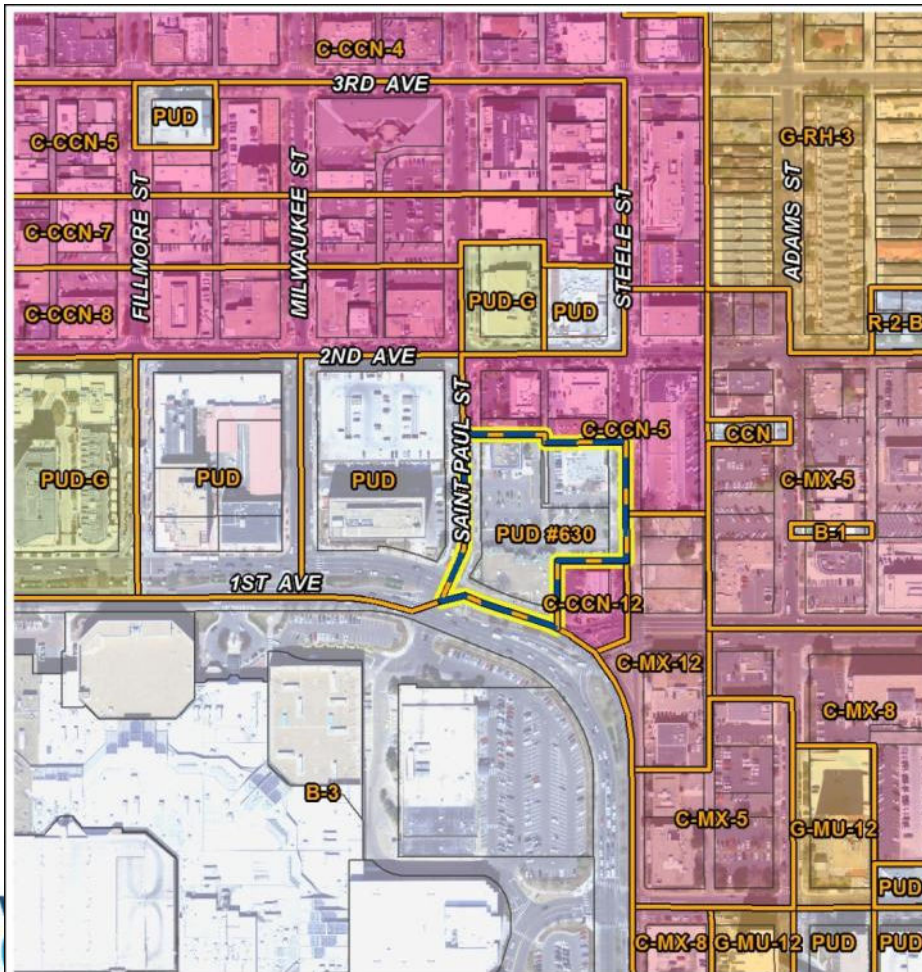








- Bound by N Steele St, E 1st Avenue, and N Saint Paul St
- Within Cherry Creek North BID, Cherry Creek Shopping Center across E 1st Ave
- Cherry Creek Greenway and Pulaski Park ¼ mile to the south
- E 1st Avenue and N Steele St Corridor served by six RTD bus routes



- Property:
 - 78,692 sq ft\1.8 acres
 - 2 assessor’s parcels
 - 8-story mixed-use structure under construction and 1-story bank
- Property Owner:
 - Requesting rezoning to facilitate second phase of redevelopment, remove PUD
- Rezone from PUD 630 to C-CCN-12

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

Request: C-CCN-12

Urban Center Neighborhood Context – Cherry Creek North– 12 stories max. ht.

Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

7.2.2.2 Specific Intent

- A. Mixed Use Commercial Building
- B. Mixed Use Commercial Building
- C. Mixed Use Commercial Building
- D. Mixed Use Commercial Building
- E. Mixed Use Commercial Building

SECTION 7.2.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

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

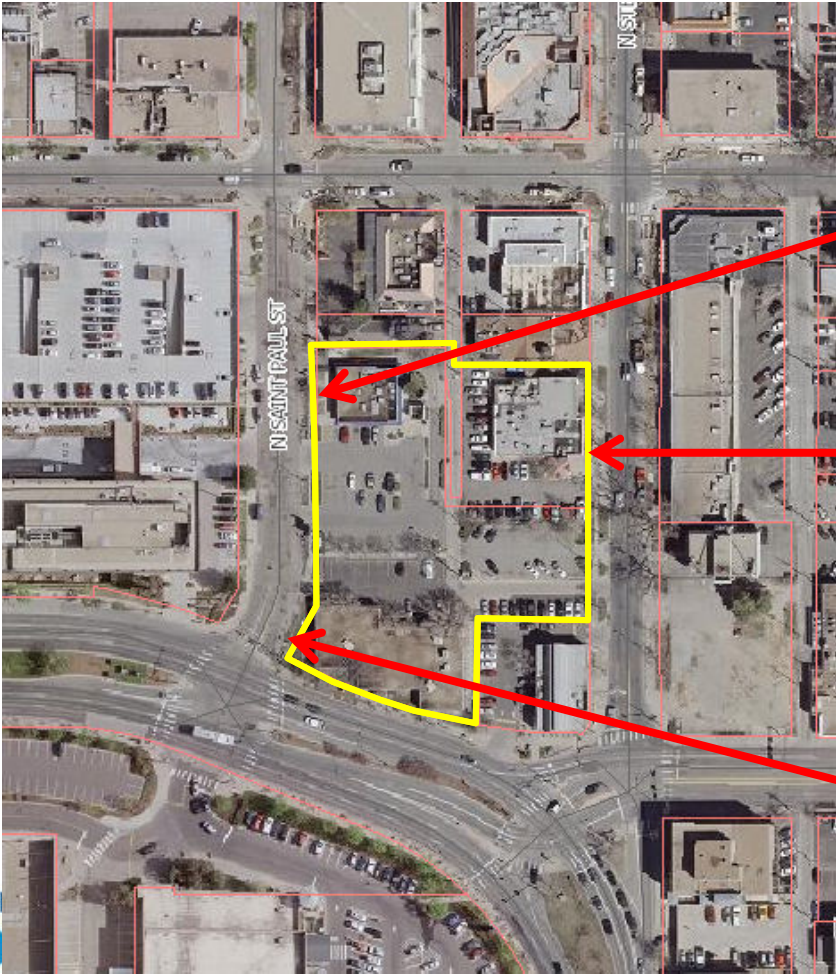
SECTION 7.1.4 BUILDING HEIGHT
The Urban Center-Neighborhood Context is characterized by moderate to high building heights or prominent a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

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

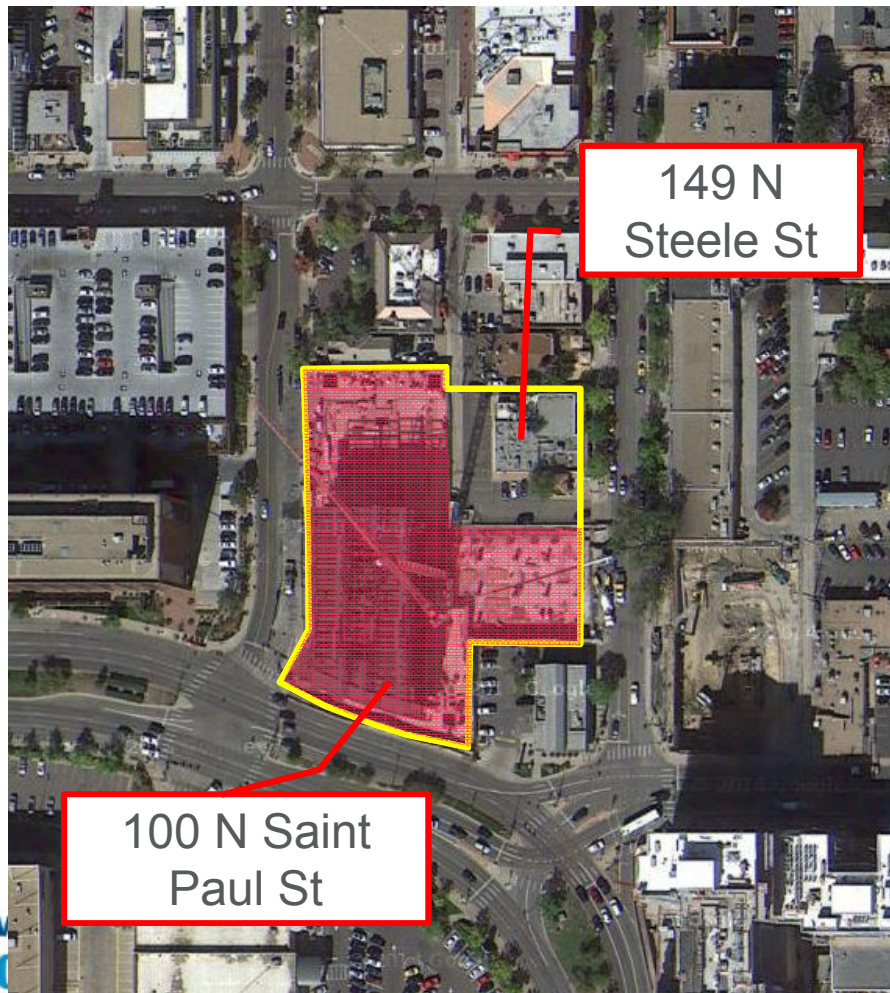
DENVER ZONING CODE
June 26, 2010

7.2-2 | 7.1-1





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



- First Phase of Redevelopment (100 N Saint Paul St)
 - 8-story mixed-use structure: ground floor retail with upper story office
 - 3 levels of underground parking, small surface parking area accessed from N Steele St
 - Former restaurant used as temporary bank; will be relocated to new building upon completion

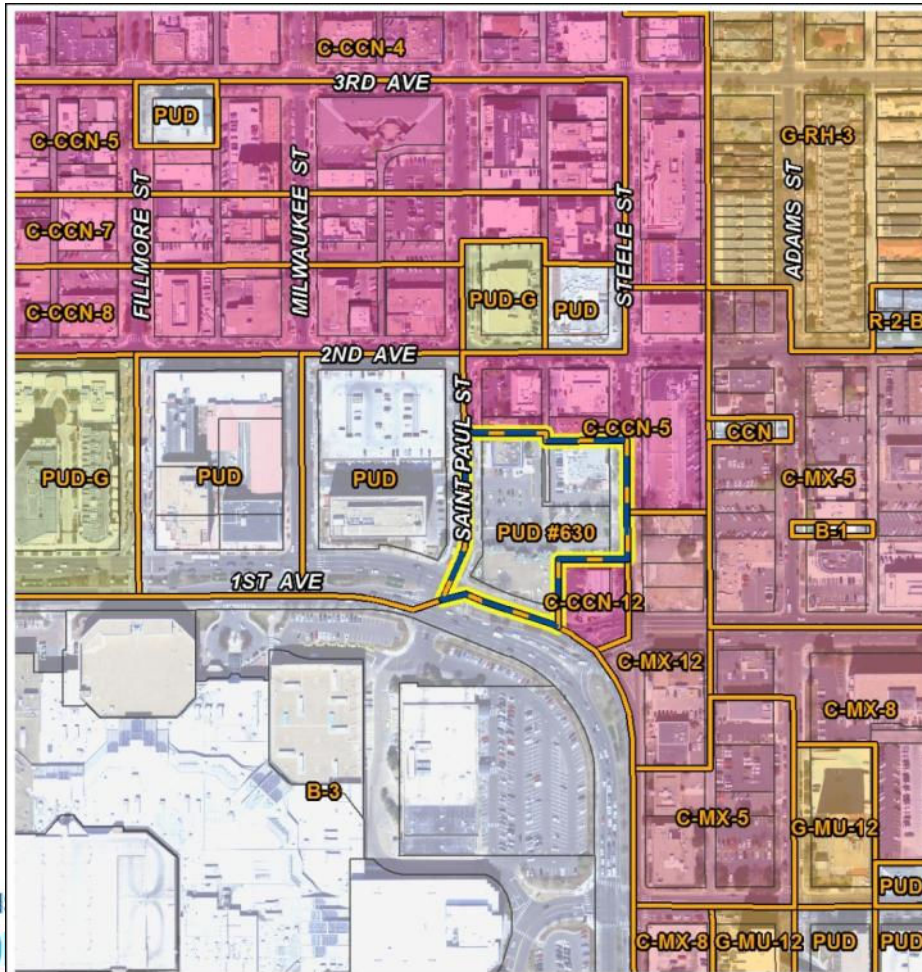
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Placeholder if Request includes W/C or is a “M” Zone

See notes for slide #6

- Zoning
- *Design Standards and Guidelines for Cherry Creek North*
- Cranmer Park View Plane
- Land Use
- Building Form/Scale

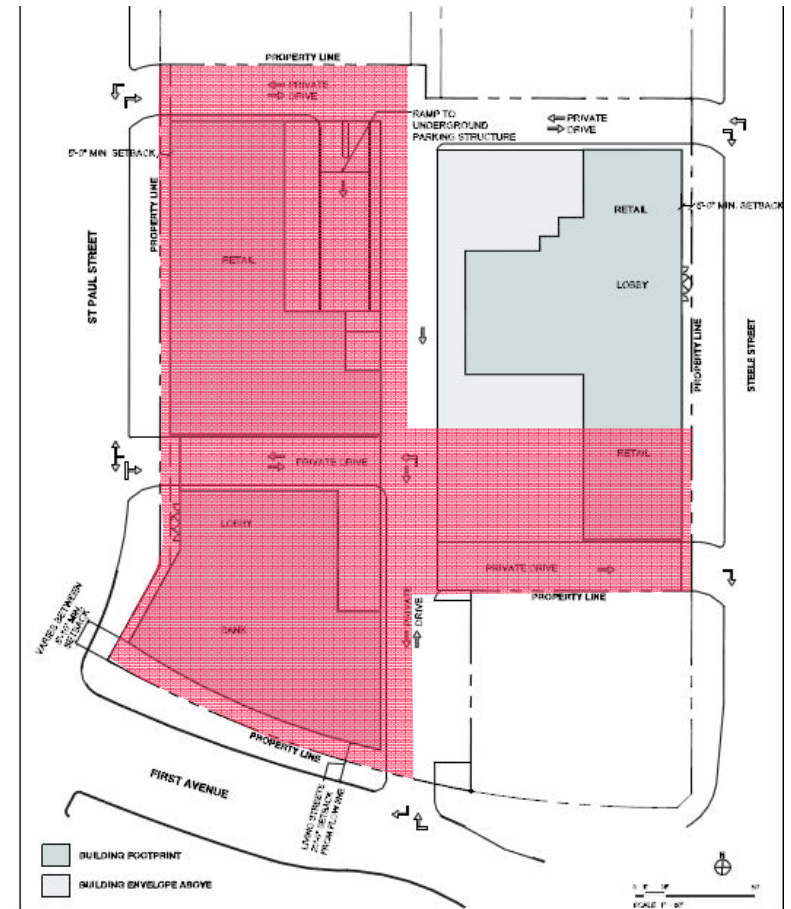
Existing Context – Zoning



- C-CCN-12 and C-MX-12 at the E 1st Ave and N Steele intersection
- C-CCN districts to the north
- Several PUDs along E 1st Ave and within Cherry Creek BID
- B-3 to the south
- C-MX to the east

Existing Context – Zoning

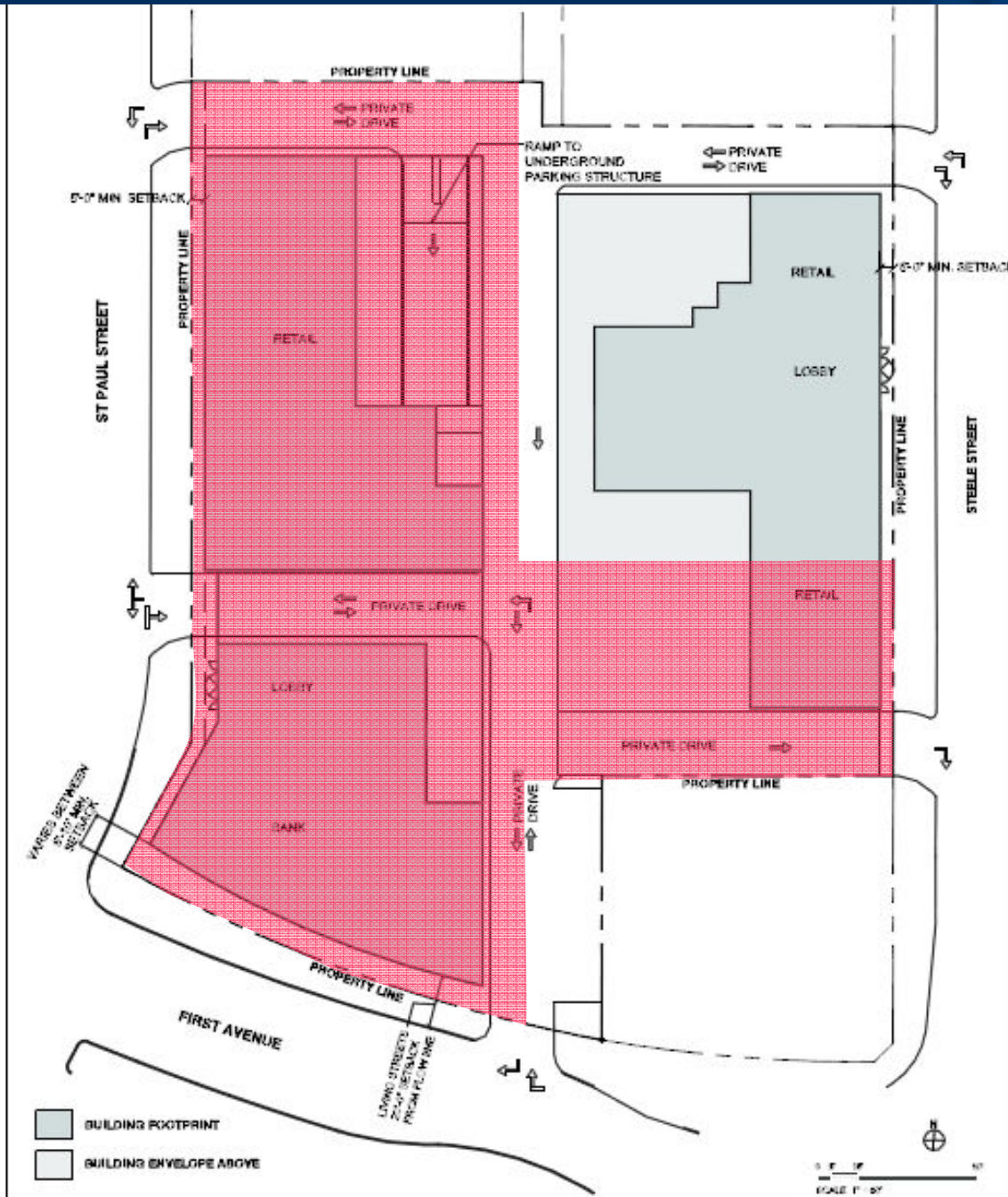
- Existing Zoning: PUD 630
 - Established in 2009, anticipated two phases of redevelopment
 - Maximum height of 10 stories (145 feet)
 - Maximum FAR of 3.62:1
 - Two options for mix of uses
 - #1: Retail, service; Office: nondental, nonmedical, dwelling multi unit
 - #2: Retail, service; Office: nondental, nonmedical



 Phase 1 (for reference)

Existing Context – Zoning

- PUD District Plan



For Reference

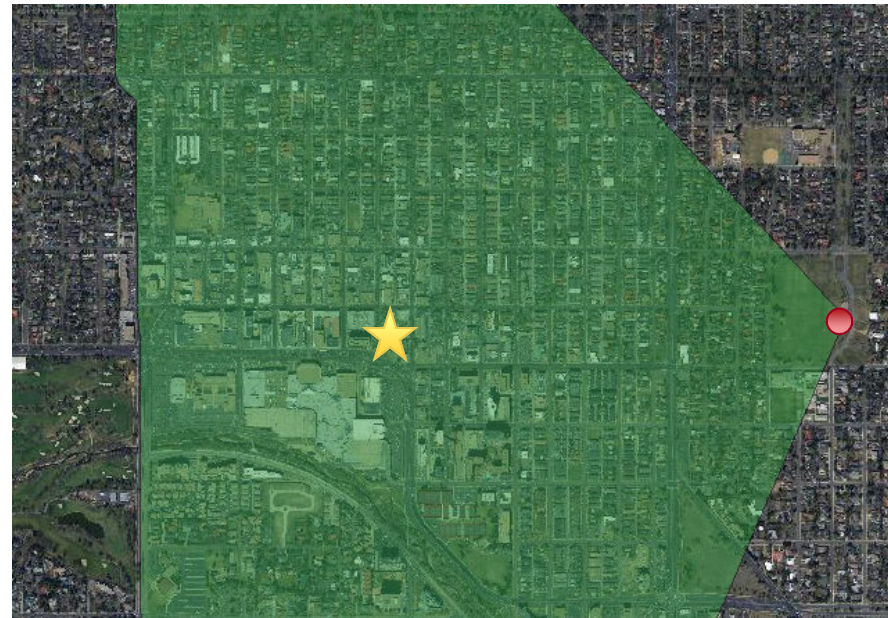
only:



Phase 1

Existing Context – Cranmer Park View Plane

- Cranmer Park View Plane
 - Protect and preserve panoramic view of the mountains from Cranmer Park
 - Specifies maximum heights for all structures
 - Estimated maximum heights of 158-161 feet across the subject site

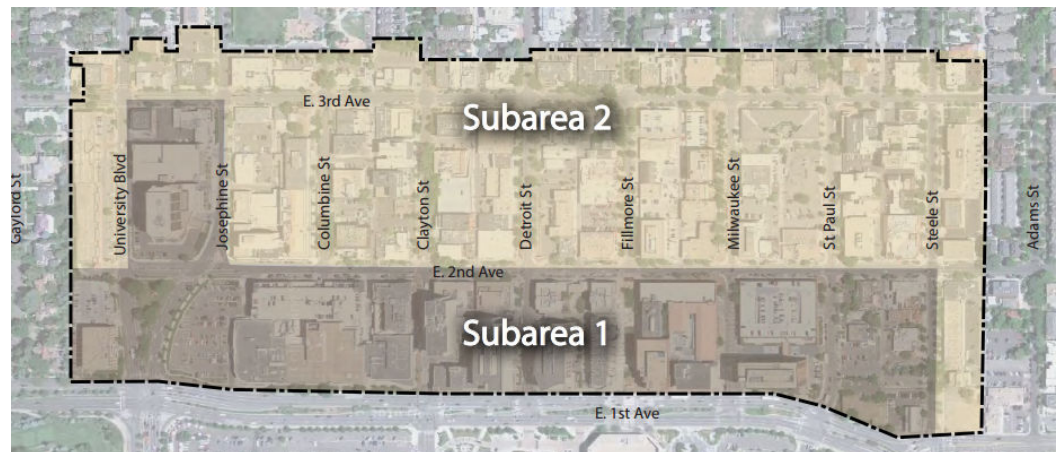


Existing Context – Design Standards and Guidelines

- *Design Standards and Guidelines for Cherry Creek North*
 - Adopted in 2012 and amended in 2014
 - Guide site design, building design, signs, and streetscapes
 - Eight Core Values implement vision and high-quality design
 - Review by the Cherry Creek North Design Advisory Board; findings reported to the Zoning Administrator

Existing Context – Design Standards and Guidelines

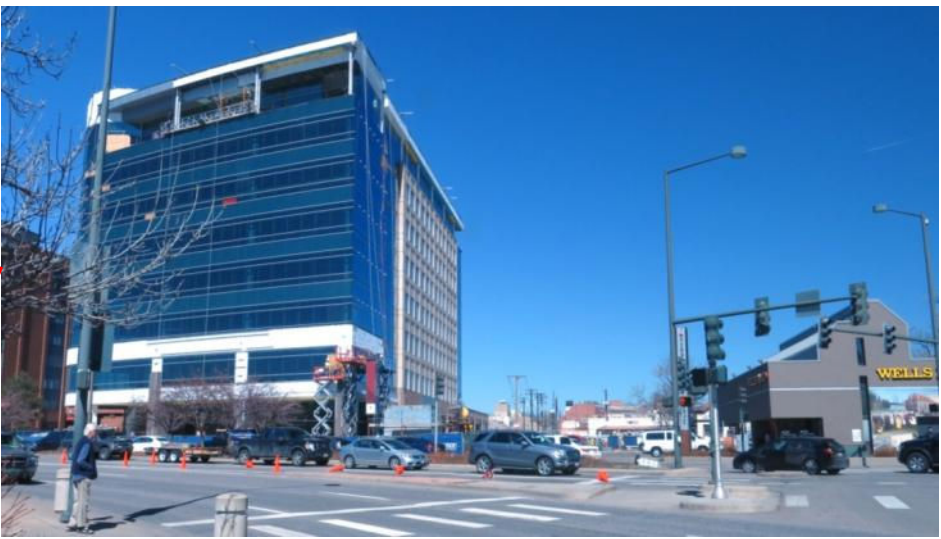
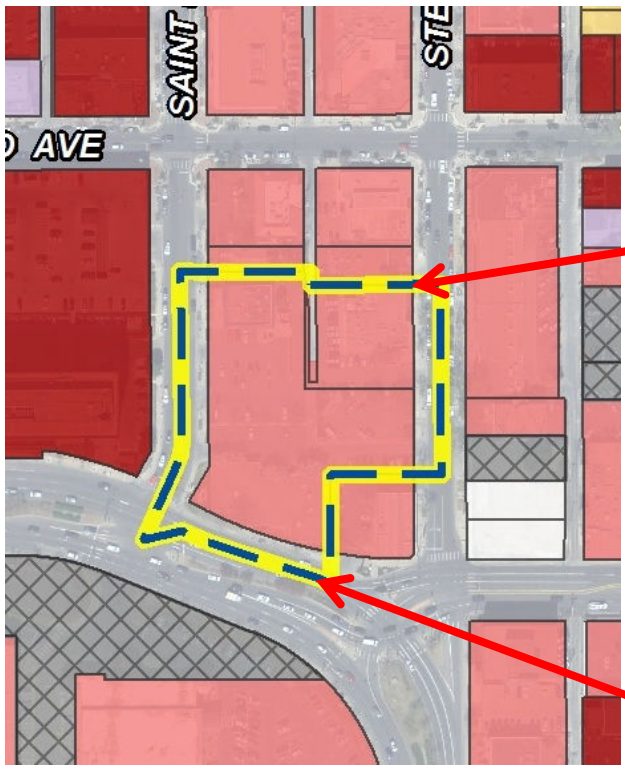
- *Design Standards and Guidelines for Cherry Creek North*
 - *Subarea 1: Arterial Corridors*
 - *Large-scale development buffers the core from the corridor; high visibility; higher densities support pedestrian activity*



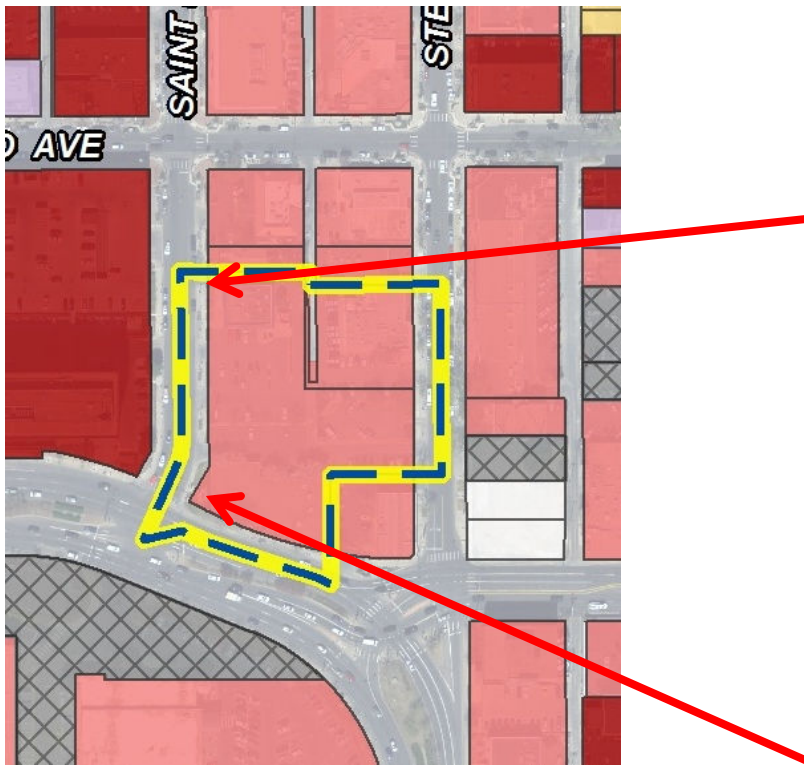


- Mixed use building under construction, temporary bank at northeast corner
- Surrounding uses:
 - North: restaurant, retail, office, mixed-use
 - South: Cherry Creek Shopping Center, retail
 - East: restaurant, retail, bank, mixed-use
 - West: restaurant, retail, office, mixed-use

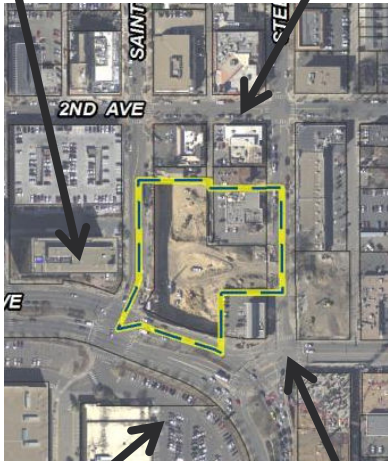
Existing Context – Building Form/Scale



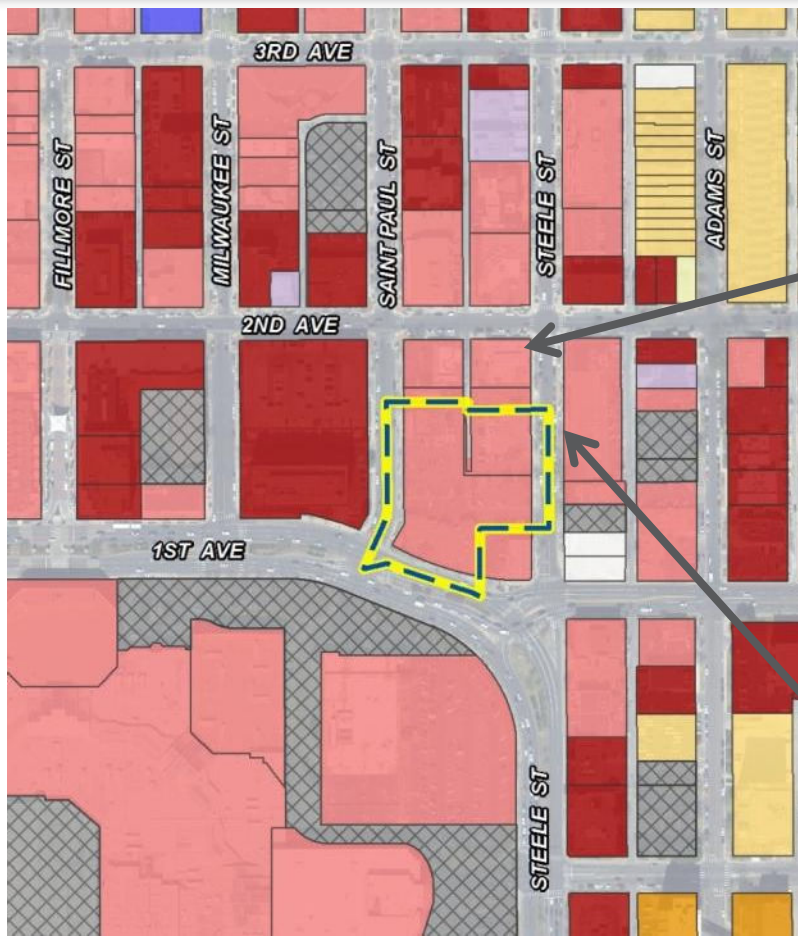
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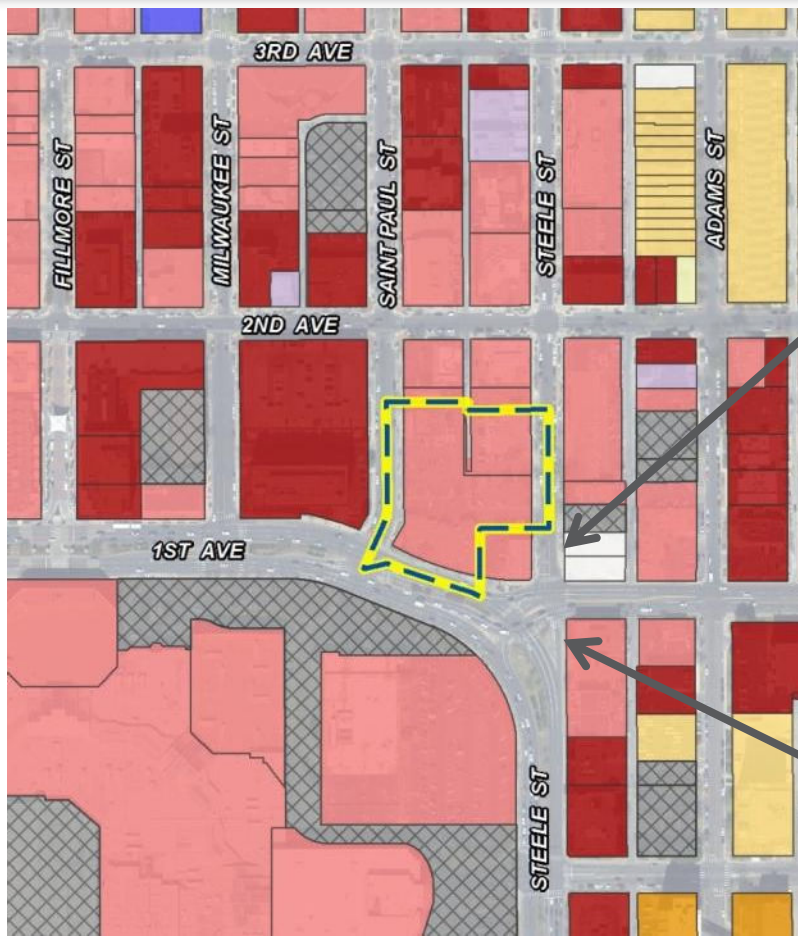
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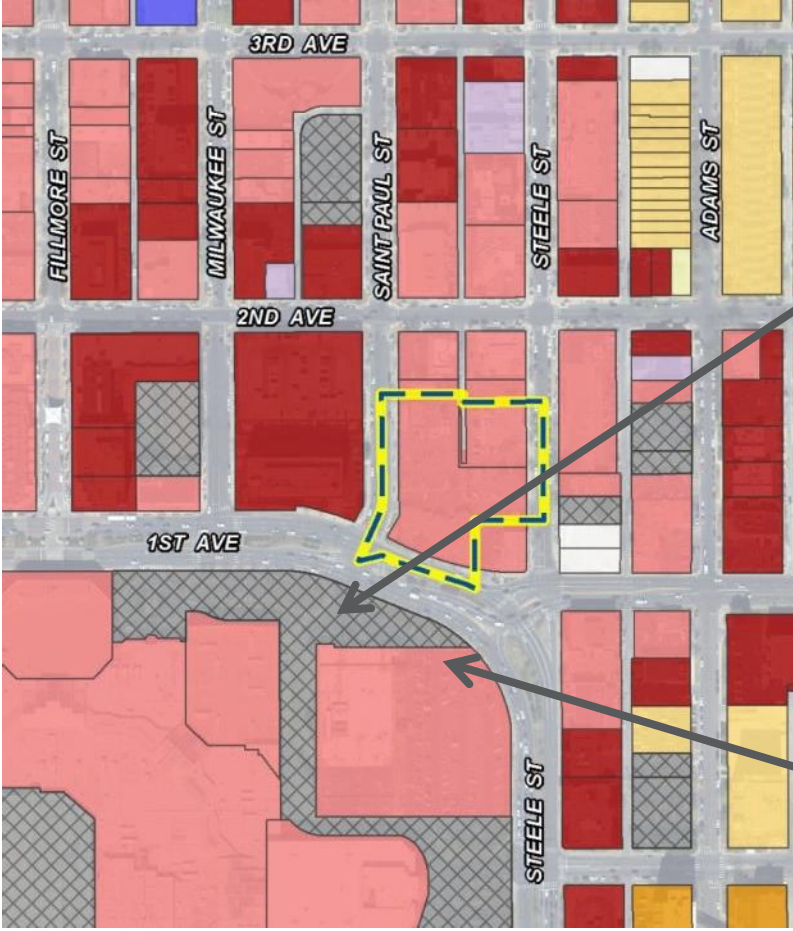
Existing Context – Building Form/Scale



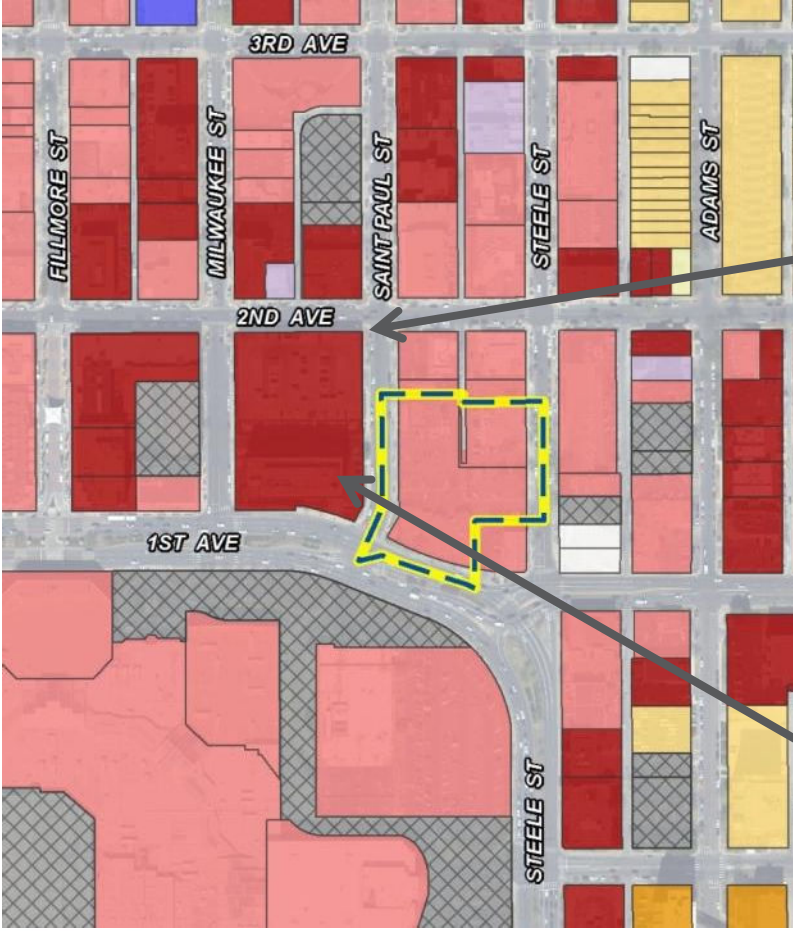
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this application:
 1. Cherry Creek Area Business Alliance
 2. Cherry Creek East Association
 3. Cherry Creek North Business Improvement District
 4. Cherry Creek North Neighborhood Association
 5. Cherry Creek Steering Committee
 6. Capitol Hill United Neighborhoods, Inc.,
 7. Denver Neighborhood Association, Inc.,
 8. Harman Neighborhood Association, Inc.,
 9. Inter-Neighborhood Cooperation
- Communication Received as of Today
 - Cherry Creek East Association: Letter of Support
 - Cherry Creek Area Business Alliance: Letter of Support
 - Cherry Creek North: email indicating RNO vote of non-opposition in response from applicant statement of intent (not in report)

- Notice of Receipt of Application: December 26, 2014 and February 3, 2015
- Notice of Planning Board Public Hearing and Notification Signage: March 17, 2015
- April 1, 2015: Planning Board recommends unanimous approval of the rezoning
- Notice of Neighborhoods and Planning Committee meeting: April 1, 2015
- If Committee moves the bill today:
 - City Council 1st Reading: April 27
 - City Council 2nd Reading/Public Hearing: June 1

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
- Cherry Creek Area Plan (2012)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

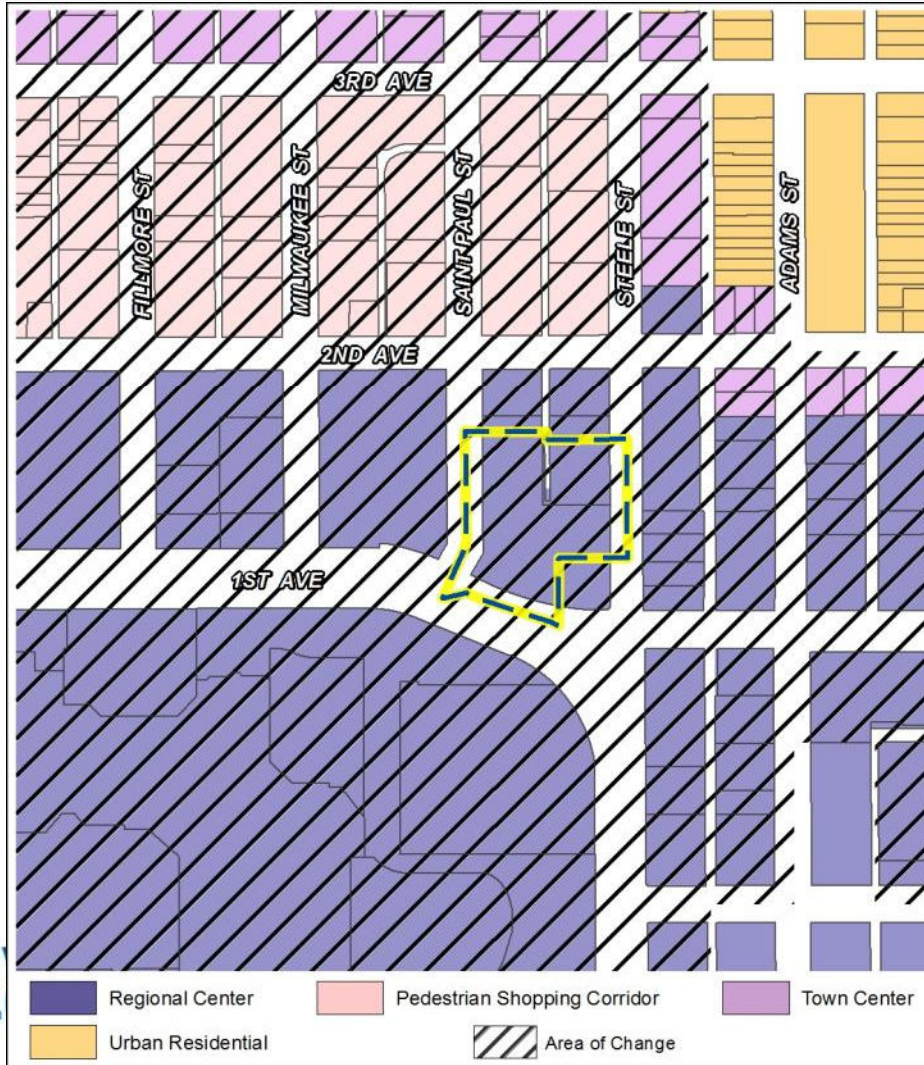
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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)*

Comprehensive Plan 2000

- Economic Activity 4-B – ***Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver’s business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:***
 - ***Maintain the Cherry Creek Shopping Center, Cherry Creek North and other nearby areas as the premier retail destination in the Denver metro area and Rocky Mountain region. (pg 135)***

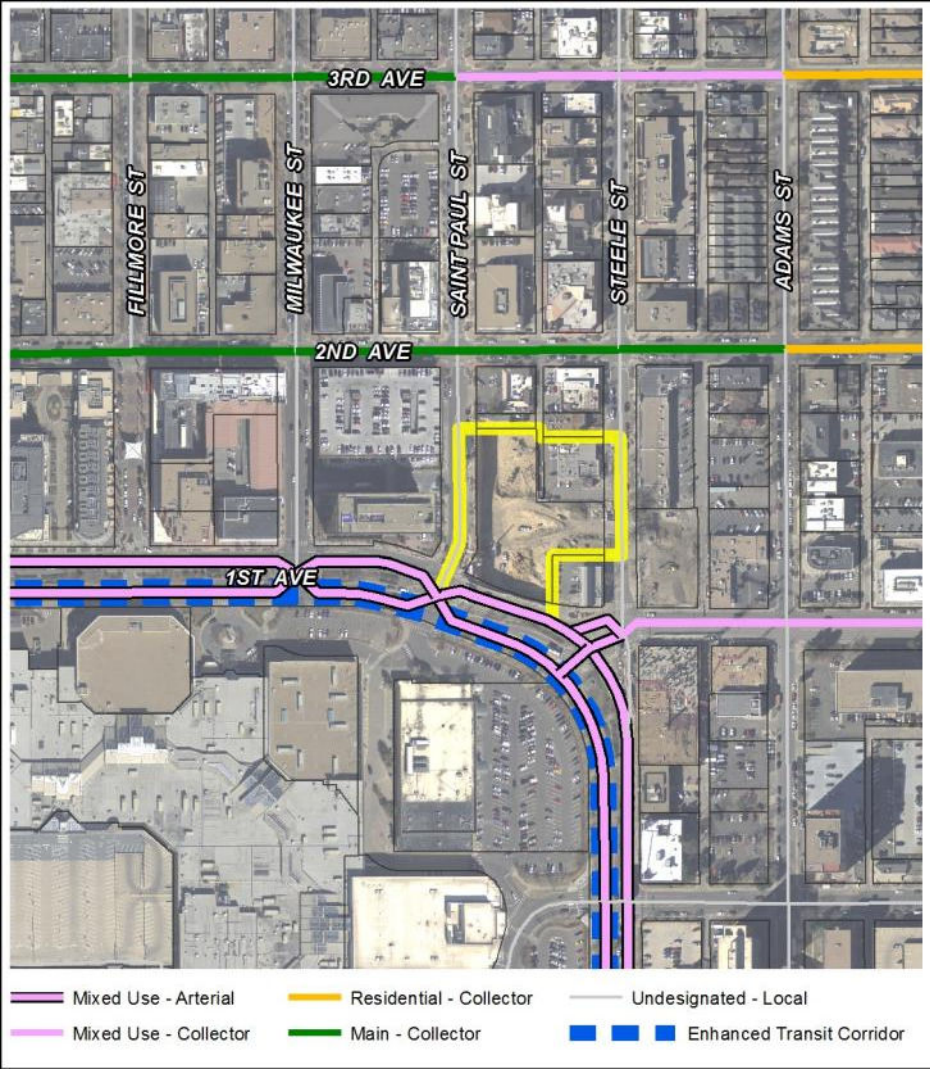


Blueprint Denver (2002)

- Land Use Concept:
 - Regional Center
 - Include a balance of retail, employment, and residential
 - May have begun with a regional shopping center
 - Area of Change
 - Channel growth where it is beneficial

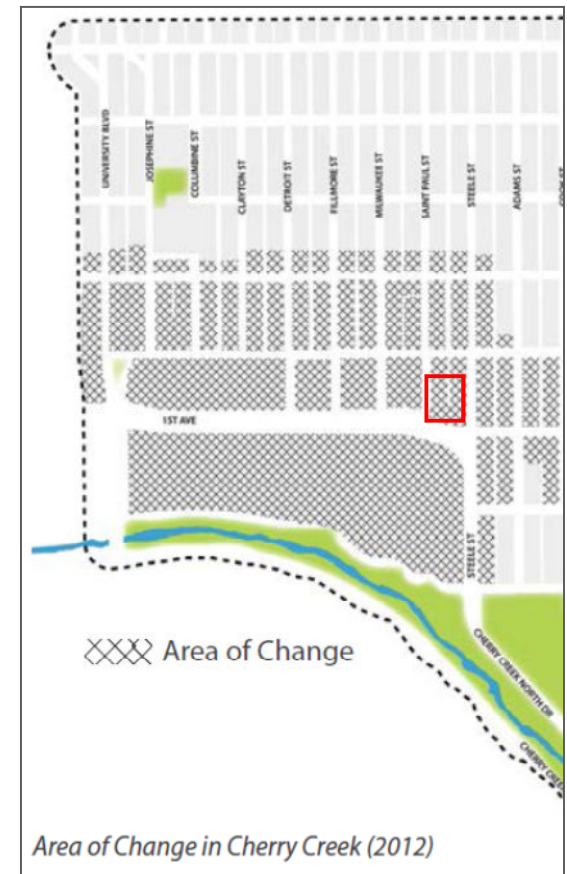
Blueprint Denver (2002)

- Future Street Classification:
 - East 1st Ave
 - Mixed Use Arterial
 - N Steele St
 - Mixed Use Arterial and Undesignated Local
 - N Saint Paul St
 - Undesignated Local
- Enhanced Transit Corridor
 - E 1st Ave and N Steele St
 - Increase transit ridership, improve service, efficiency



Cherry Creek Area Plan (2012)

- Framework Plan Recommendations
 - **B.1.B AREAS OF CHANGE** –
Acknowledge that to remain prosperous, Cherry Creek must continue to grow and change. In order for this to occur in a way that reinforces the quality of life for Cherry Creek residents, the bulk of this growth should occur in these areas [Areas of Change] rather than stable neighborhoods. [...] Areas of Change are targeted to receive most of Cherry Creek's residential and commercial growth over the next twenty years (pg 29).



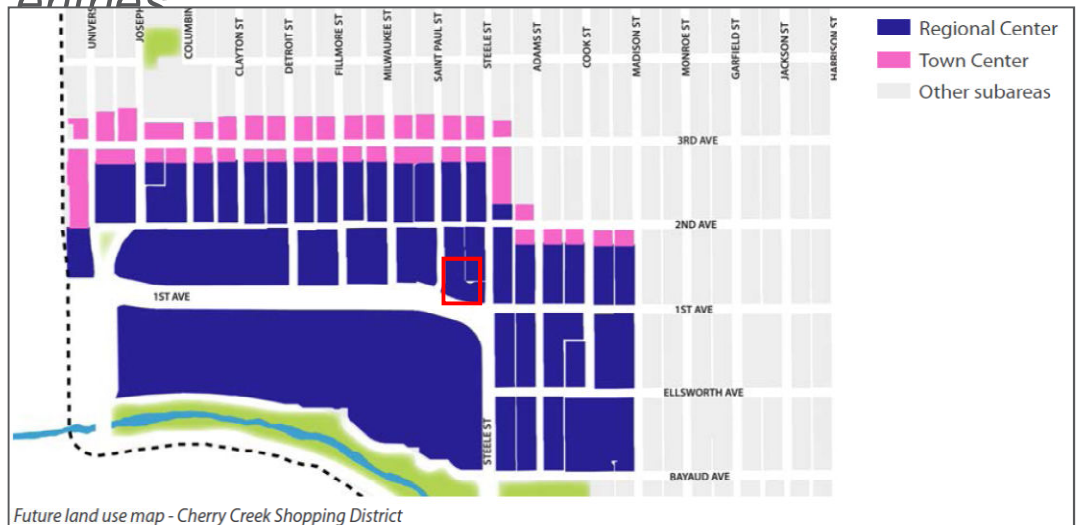
Cherry Creek Area Plan (2012)

- Framework Plan Recommendations
 - **B.3.A CONCENTRATE HIGHER INTENSITY MIXED-USE BUILDINGS ALONG MULTI-MODAL STREETS, MAJOR INTERSECTIONS AND MAJOR PUBLIC OPEN SPACES.**
 - **D.2.B – DEVELOPMENT OPPORTUNITIES** – *Plan concepts and recommendations point to the benefit of attracting more people – residents, employees, and visitors – and reinvestment to areas of change. [...] Highly visible opportunities include [the] 1st Bank site. [...]* (pg 48).



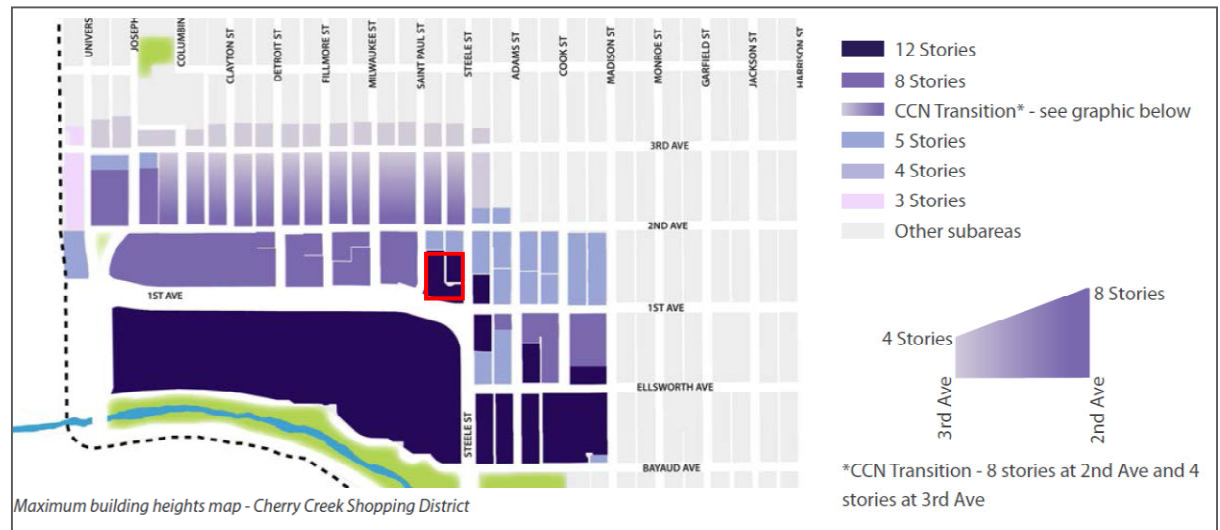
Cherry Creek Area Plan (2012)

- Subarea Recommendations: Cherry Creek Shopping District
 - *Regional Center and Town Center. Continue to support a mix of uses in the Regional Center including office, retail, commercial, multifamily residential and hotels. Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries*



Cherry Creek Area Plan (2012)

- Subarea Recommendations: Cherry Creek Shopping District
 - **Scale.** *Maximum building heights in the Shopping District should range from 4 to 12 stories. Higher development intensity is encouraged along multi-modal streets and at key intersections.” (pg 58)*



Cherry Creek Area Plan (2012)

- Subarea Recommendations: Cherry Creek Shopping District
 - ***Continue to attract shoppers*** [through] *More residential, hotel and office development in Shopping District (pg 58-59).*
 - ***Pedestrian oriented development.*** *All new development should serve to enhance the pedestrian realm. Line streets with storefronts, windows and building entrances. Place active uses at the street and parking at the rear (pg 59).*

Cherry Creek Area Plan (2012)

- Subarea Recommendations: CCN Business Improvement District
 - *Revise land use regulation. Enact zoning and other land use regulatory tools for the C-CCN zone district to encourage rather than inhibit high quality redevelopment and reinvestment across all parcel sizes, large and small. Retain positive elements of current zoning including ground floor retail, design review, quality design and materials, interesting signage, and parking location. Reconsider height, FAR, building form, and parking requirements (61).*
- Application is consistent with Subarea Recommendations by supporting compact development patterns through appropriate building heights along a multimodal corridor
- Application is consistent with Subarea Recommendations by rezoning to a district uniquely tailored to Cherry Creek North and CCAP recommendations

Cherry Creek Area Plan (2012)

- Multimodal and Connectivity Strategies
 - **A.1.B CONDUCT STUDY OF PRIORITY TRANSIT CORRIDORS** - A mobility study for the Speer/1st Avenue/Leetsdale will consider potential impacts from the projected increases in trips and will **identify needs and alternatives for accommodating additional persontrip demand.**
 - **A.2.A PEDESTRIAN PRIORITY ZONE** –Cherry Creek North was designated as a Pedestrian Priority Zone by the City Council in October 2014, setting the framework for **pedestrian enhancements through public and private investment.**
 - **A.2.B PEDESTRIAN PRIORITY INTERSECTIONS** –The intersection of East 1st Avenue and North Steele Street is called out as a Pedestrian Priority Intersection. **Pedestrian crossing movements should be enhanced** at this intersection to better balance the use of the right of way.

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, and Cherry Creek Area Plan (2012)

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
 - High-intensity redevelopment at E 1st Ave and N Steele intersection
 - Adoption of Cherry Creek Area Plan in 2012
 - Customized Cherry Creek North zoning
 - Upcoming East 1st Ave and N Steele St intersection redesign
 - Upcoming Speer/Leetsdale Mobility Study

Denver Zoning Code Review Criteria

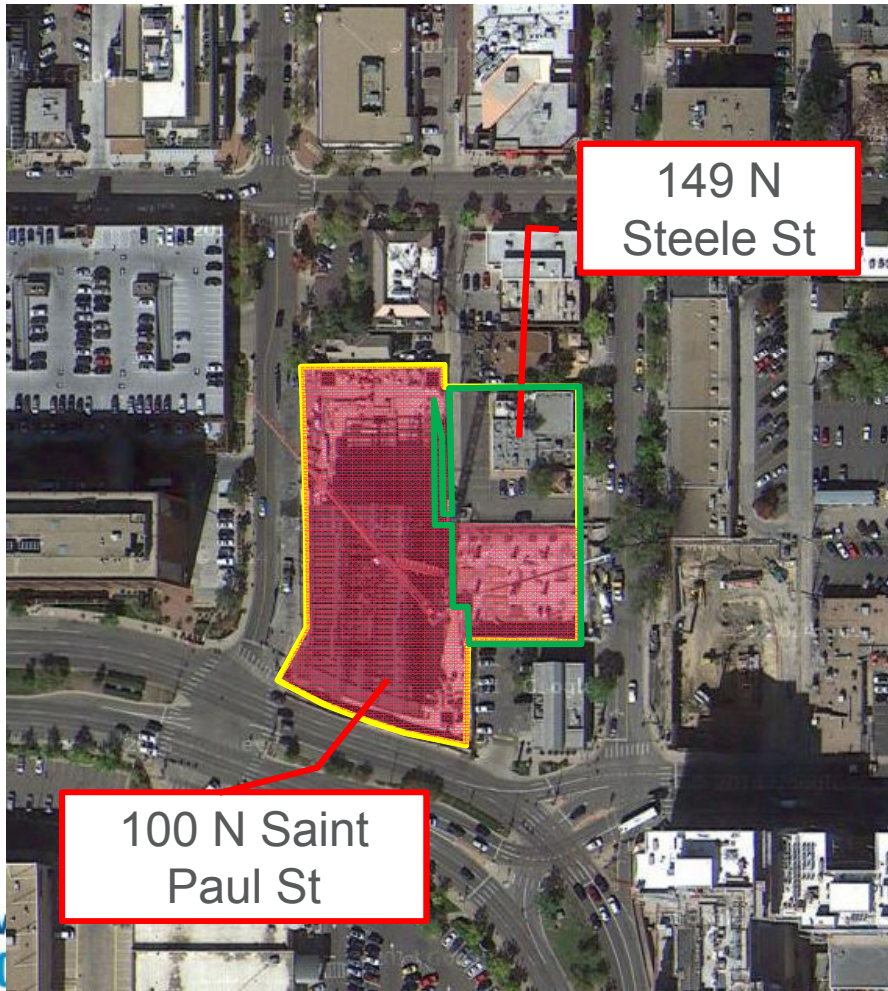
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with **Neighborhood Context**, Zone District Purpose and Intent
 - Urban Center
 - Regular pattern of blocks and street grid, detached sidewalks
 - Mix of uses, consistent orientation, shallow setbacks with parking in the rear or side
 - Moderate to high-density urban character
 - High pedestrian and bicycle use, greatest multimodal transportation 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**
 - Promote an enhanced pedestrian-oriented environment
 - Specific application in the Cherry Creek North mixed use shopping district area
 - C-CCN-12 district “applies in the Cherry Creek North mixed use shopping district to areas or intersections served primarily by major arterial streets where a building scale of 1 to 12 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



- Initial Application received December 2014
 - Rezone a portion of PUD 630 to C-CCN-12
 - Remainder of PUD 630 would become nonconforming due to parking
 - CPD policy to not support a rezoning that creates a nonconformance
 - Rezoning entire PUD 630 implements CCAP

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