



TO: Denver City Council
FROM: Francisca Penafiel, Senior City Planner
DATE: January 4, 2023
RE: Official Zoning Map Amendment Application #2023I-00014

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2023I-00014.

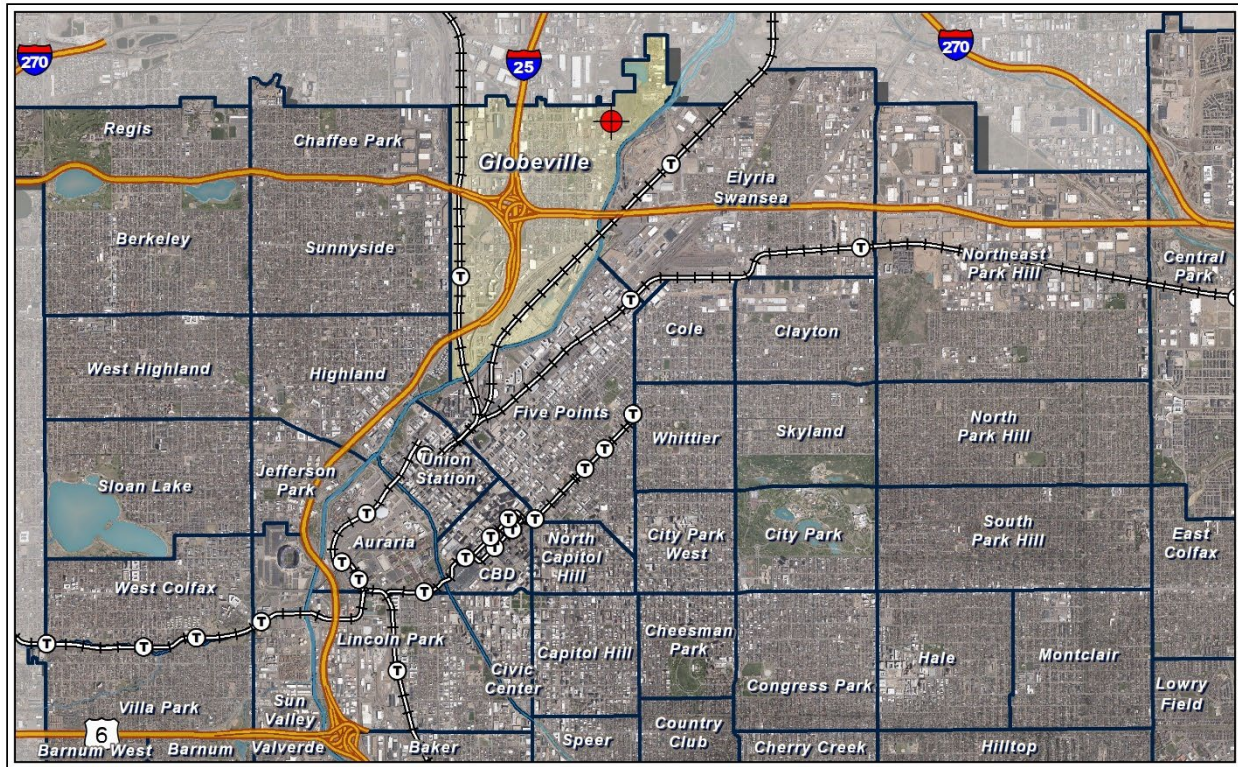
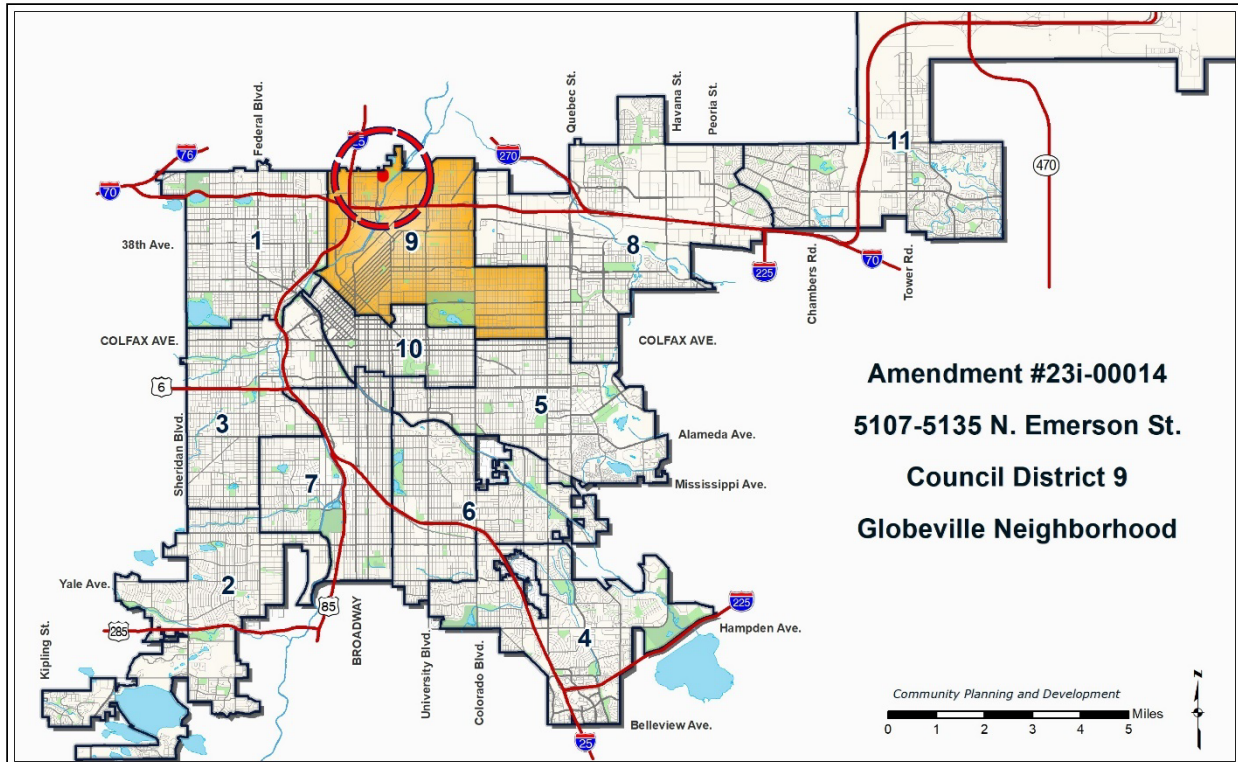
Request for Rezoning

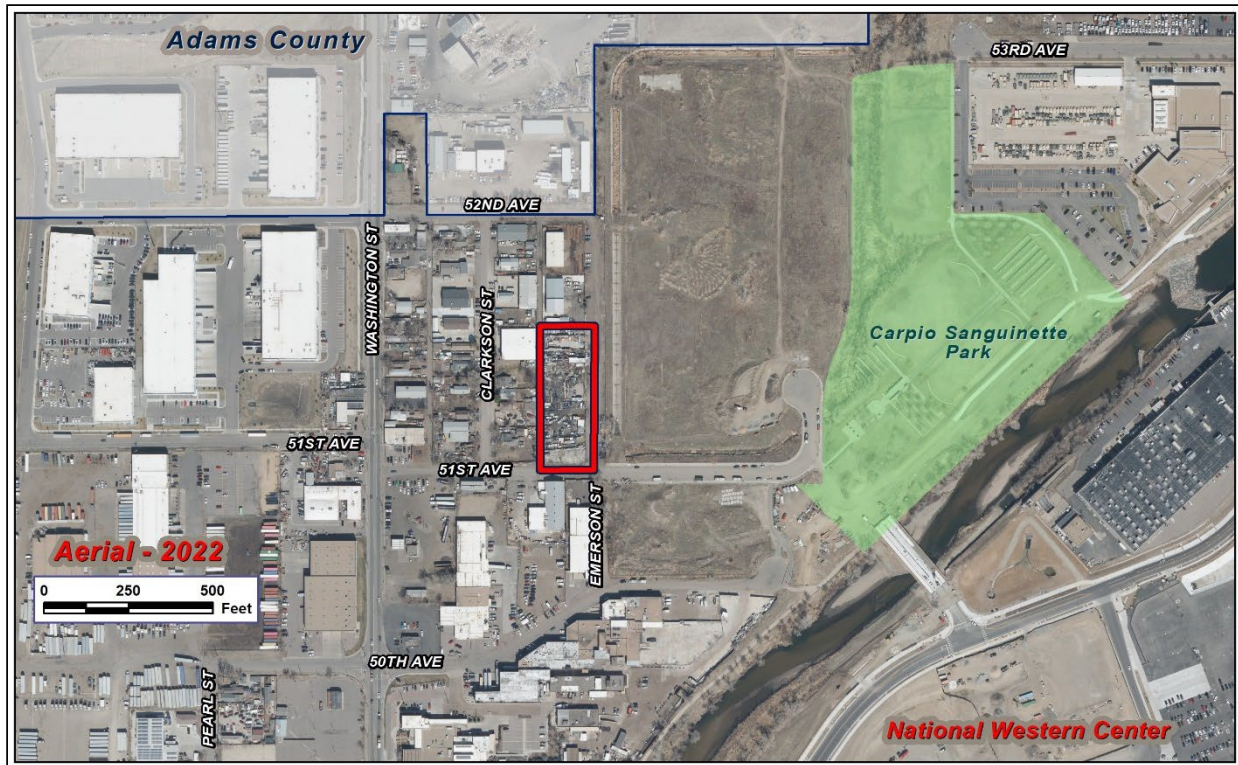
Address: 5107, 5111, 5115, 5117 & 5135 North Emerson Street
Neighborhood/Council District: Globeville / Council District 9 – Darrell Watson
RNOs: United Community Action Network, Denver North Business Association, Globeville Civic Partners, Reclaim the Eastside, Unite North Metro Denver, Inter-Neighborhood Cooperation (INC), Strong Denver.
Area of Property: 50,500 square feet or 1.16 acres
Current Zoning: I-A, UO-2
Proposed Zoning: G-RX-5
Property Owner(s): Sandra Veronica Diazdeleon & El Principito Properties LLC
Owner Representative: Peter Wall

Summary of Rezoning Request

- The subject properties are five contiguous parcels, at the northwest corner of North Emerson Street and East 51st Avenue, in the Globeville statistical neighborhood.
- The sites are currently being used as a used auto parts storage lot.
- The proposed rezoning will allow for the property owners to redevelop the properties with a mix of residential and commercial uses.
- The subject sites are within one of Denver’s Neighborhood Equity and Stabilization (NEST) focus neighborhoods, therefore, an equity analysis and the applicant’s equity responses are included in this staff report.
- The proposed G-RX-5 district stands for General Urban Neighborhood Context – Residential Mixed Use – 5 stories maximum, which allows for a mix of uses that promote safe, active, and pedestrian-scaled, diverse areas. Buildings in a Residential Mixed Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose. Further details of the proposed zone district can be found in Article 6 of the Denver Zoning Code (DZC).

Existing Context





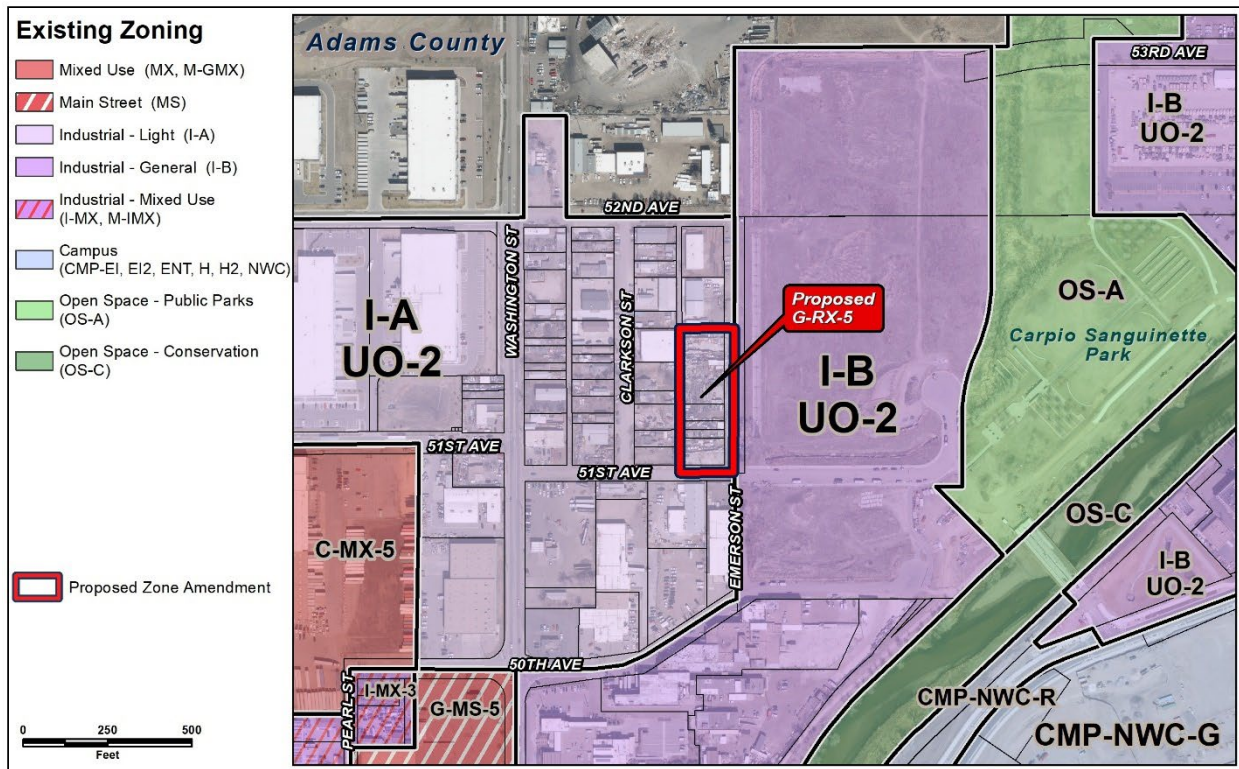
The subject sites are located at the northwest corner of the intersection of North Emerson Street and East 51st Avenue, at the northern extent of the City of Denver, within the Globeville neighborhood. The subject sites are one-half block south from the northern city boundary with Adams County, and 0.2 mile west from the South Platte River. While most of the surrounding sites to the south and north of the subject properties have current industrial uses, once the National Western Center is fully developed, it should provide a mix of uses and services to this area. The subject sites are approximately half a mile northwest of the 48th and Brighton National Western Center commuter rail station and are served by RTD's frequent bus route 7 along North Washington Street which has a 30-minute headway.

This area is characterized by a mix of industrial, vacant land, open space, and some residential uses interspersed. Due to the area's industrial history, as well as natural and built barriers, the street network is less orthogonal than that of typical urban center zone districts.

The following table summarizes the existing zoning proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Sites	I-A, UO-2	Industrial, Vacant	Outdoor used car parts storage area with small detached storage structures	While the immediate blocks surrounding the sites retains a regular grid pattern with alley access and more uniform lot sizes, the general area is characterized by an irregular street grid with the South Platte River cutting northeast-to-southwest and the railroad tracks cutting northwest-to-southeast through the neighborhood. Lot sizes vary in both shape and size due to the irregular street grid.
North	I-A, UO-2	Industrial	1-story warehouse with loading docks and large surface parking lot	
South	I-A, UO-2	Industrial	2-story warehouse, with outdoor storage area and large surface parking lot	
East	I-B, UO-2	Park/Open Space	Park	
West	I-A, UO-2	Industrial, Single Unit Residential, Vacant.	1-story warehouse, single unit houses and vacant lot.	

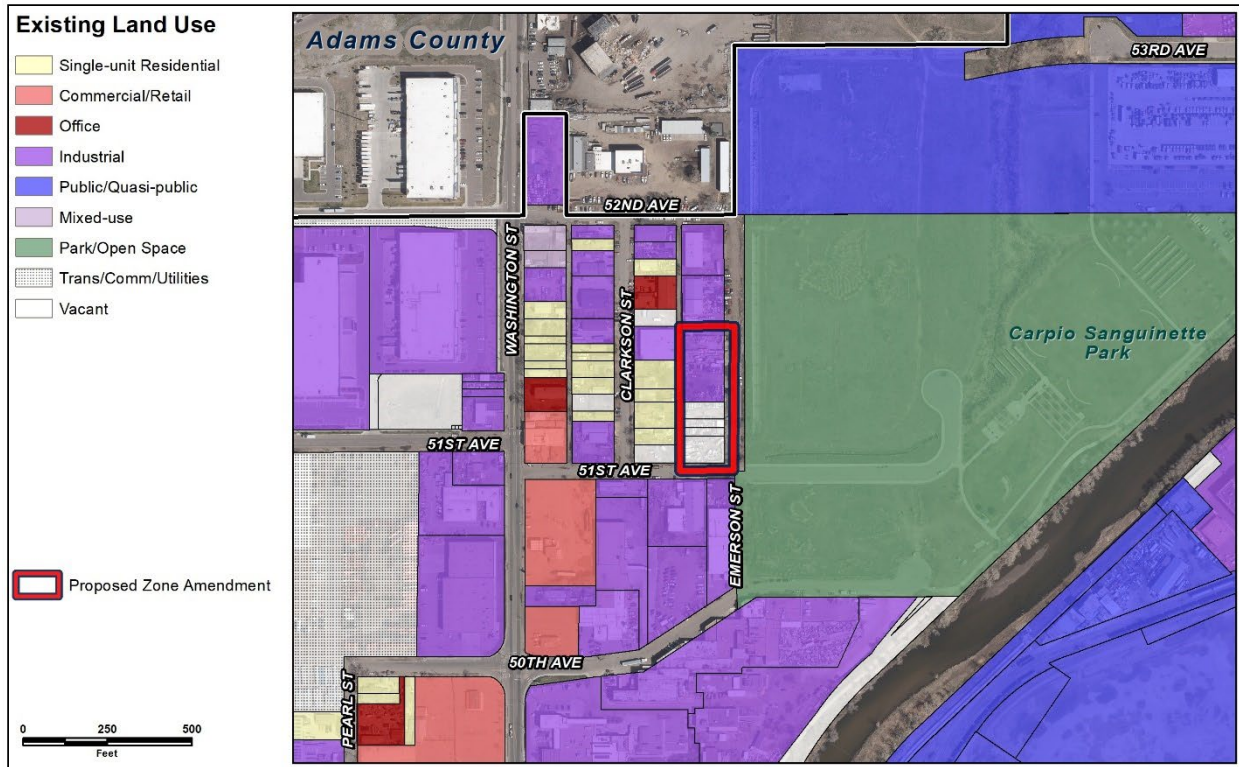
1. Existing Zoning



The existing zoning on the subject properties is I-A, UO-2 which is a light industrial district that allows office, business and light industrial uses with the billboard use overlay. Residential uses are only permitted in the light industrial zone where a residential structure existed prior to July 1, 2004. The I-A zone district allows the General and Industrial primary building forms and regulates building mass through a maximum floor area ratio (FAR) of 2:1. This zone district does not specify a maximum building height except for sites within 175 feet of a protected district, in which case the maximum building height is 75 feet. There are no protected districts near by the subject sites. Building forms in the I-A district do not include a build-to requirement, transparency requirement, or street-level activation standards and surface parking is permitted between the building, primary and side streets.

The UO-2 Billboard Use Overlay District allows “outdoor general advertising device” signs defined in Article 13. Currently, there are no billboards on the subject site and the applicant is not requesting to retain the UO-2 overlay. For additional details of the UO-2 district, see DZC Sections 9.1.3.3 and 9.4.5.11.

2. Existing Land Use Map



3. Existing Building Form and Scale

All images are from Google Street View.



Subject site, aerial view, looking northeast.



Subject sites, looking northwest from the corner of N. Emerson St. and East 51st Ave.



North of the subject sites, facing west on N. Emerson St.



South of the subject sites, facing southwest from the intersection of N. Emerson St. and East 51st Ave.



East of the subject sites, looking east across from N. Emerson St.



West of the subject sites, looking southeast on N. Clarkson Street.



West of the subject sites, looking northeast on N. Clarkson Street.

Proposed Zoning

The applicant is requesting to rezone to G-RX-5, which stands for General Urban Neighborhood Context – Residential Mixed Use – 5 stories maximum height. G-RX-5 applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 5 stories is desired (see DZC 6.2.4.2.B). Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scale shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or commercial; however, buildings containing only commercial uses are limited in gross floor area to 10,000 square feet (DZC 6.2.4.1). Further details of the proposed zone district can be found in Article 6 of the Denver Zoning Code (DZC).

The primary building forms allowed and design standards in the existing zone district and the proposed zone district are summarized below.

Design Standards	I-A UO-2	G-RX-5
Primary Building Forms Allowed	General, Industrial	Town House; Shopfront
Height in Stories / Feet (max)	No maximum, except within 175' of a Protected District.	5 stories/70' – Town House Form 5 stories/70' – Shopfront Form+
Primary Street Build-To Percentage (min)	N/A	75%
Primary Street Build-To Ranges (min/max)	N/A	10'/15' - Town House Form 0'/10' – Shopfront Form
Primary Street Setbacks (min)	20'	10' – Town House Form 0' – Shopfront Form
Side Street Setbacks (min)	10'	7.5' – Town House Form 0' – Shopfront Form
Billboards	Allowed by UO-2 overlay	Not allowed

+ Expanding Housing Affordability enables developments committing to an enhanced level of affordability to access additional height, up to 7 stories in a 5-story zone district.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approve Rezoning Only - Will require additional information at Site Plan Review

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) is aware that the properties are within the Asarco, Inc. (Globe Plant) Superfund/Natural Resources Damages (NRD) Site Boundary. Metal and refining operations took place at the Globe Plant site from 1886 to 2006. Historical operations contaminated soil, sediment, groundwater and surface water with metals and other chemicals. Site characterization and cleanup took place under a series of agreements between the state of Colorado and ASARCO. State records show that remediation at 5135 N. Emerson St. was completed, and the soil sampling results at 5107, 5111, 5115, and 5117 N. Emerson Street were all below cleanup action levels. Remediation at these properties was not required.

EQ does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved - See Comments Below
Revised legal descriptions are approved.

Development Services – Project Coordination: Approved – Will require additional information at Site Plan Review

Project Coordinator does not take exception with proposed G-RX-5 rezoning. Proposed Development will be subject to a Site Development Plan (SDP) review led by Site, Design and Neighborhood Development workgroup. Applicant Team should recognize that G-RX-5 Shopfront Building Form limits Uses in the Second Story and above to Residential or Lodging Accommodation Uses. With initial Concept SDP Plan submittal, Applicant Team is encouraged to provide additional information as to proposed Affordable Housing Program for subsequent CPD Staff Review. Development Plan can be managed by dedicated Affordable Housing Review Team (AHRT) should Project meet qualifying AHRT criteria.

Concept Plans generally are not permitted to proceed to the formal Site Development Plan review phase ahead of re-zoning approval, but review process can be discussed with Project Coordinator at the time of Concept Plan submittal review.

Development Services - Fire: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Comments

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	5/01/2023
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	9/19/2023
Planning Board Public Hearing: (Recommended approval unanimously)	10/04/2023
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	10/03/2023
Land Use, Transportation, and Infrastructure Committee of the City Council:	10/17/2023
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	11/06/2023 Re-noticed on 12/18/2023
City Council Public Hearing:	11/27/2023 Postponed to 01/08/2024

- **Registered Neighborhood Organizations (RNOs):** To date, staff has not received any comment letters on the rezoning.
- **Other Public Comment:** To date, staff has not received any comment letters from the public.
- **Community Engagement:** A detailed overview of the applicant’s community engagement is included with the application that is attached to the staff report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Globeville Neighborhood Plan (2014)*
- *National Western Center Master Plan (2015)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for mixed-use development, including an increase in allowed housing density, while also enabling additional affordable housing units close to services and amenities. It is therefore consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities (p. 28).
- 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).
- Equitable, Affordable and Inclusive – Goal 3, Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).

The proposed rezoning would enable mixed-use infill development next to the National Western Center redevelopment and adjacent to Carpio Sanguinette Park, where services and infrastructure are already

in place. The proposed G-RX-5 zoning would allow for a broader variety of uses including housing, retail services, and employment around transit, therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

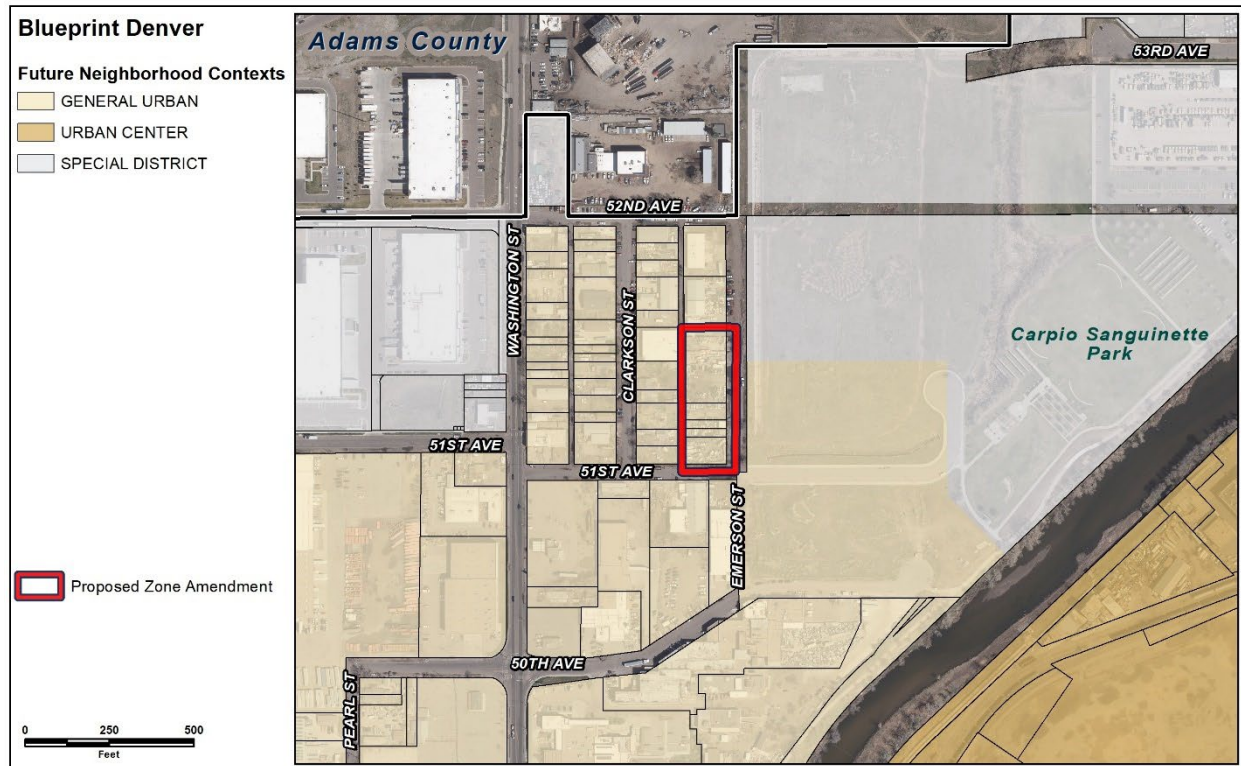
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods (p. 54).

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place. The requested G-RX-5 zone district broadens the variety of uses allowing residents of Globeville to live, work and play in the area; therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver

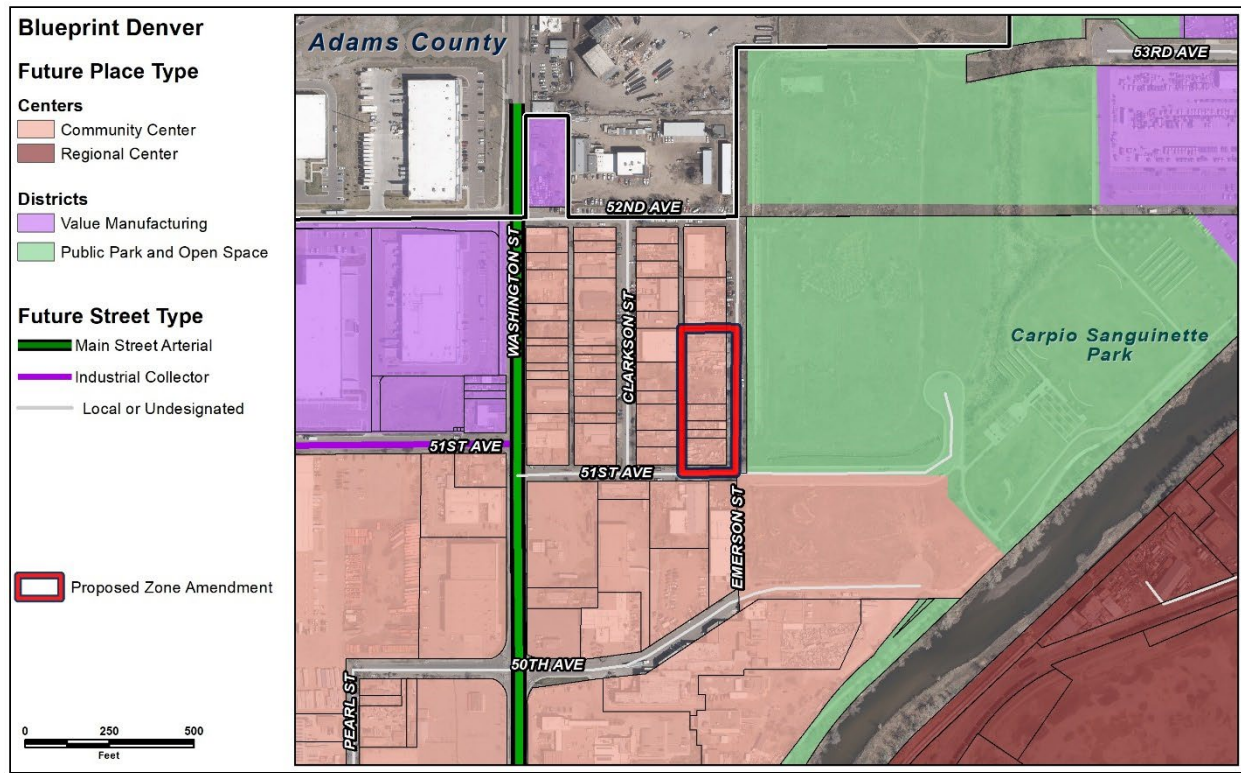
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject sites as part of a Community Center future place within the General Urban neighborhood context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject properties are within the General Urban Context. *Blueprint* states, “Multi-unit residential is the most common with some single-unit and two-unit residential, commercial and mixed-use embedded. Block patterns are generally a regular grid with consistent alley access. Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses” (p. 238). The proposed G-RX-5 zone district is part of the General Urban context and is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public realm” and “the Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance” (DZC 6.2.4.1). Since the proposed district allows a mix of uses and building forms that contribute to street activation, the proposed rezoning to the General Urban context is appropriate and consistent with the plan.

Blueprint Denver Future Places and Street Types



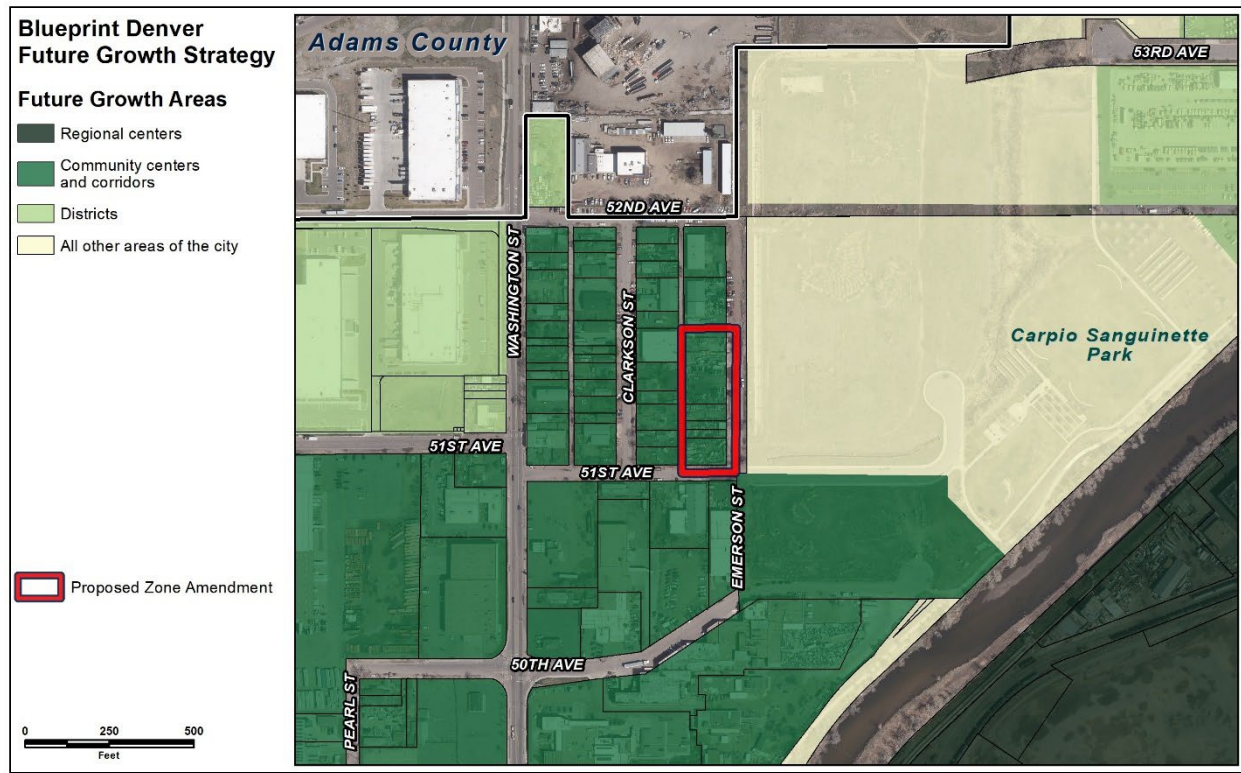
The Future Places Map shows the area of the proposed rezoning as Community Center. *Blueprint Denver* describes a Community Center in the General Urban context as “providing a mix of office, commercial and residential uses. A wide customer draw both of local residents and from other parts of the city” (p. 242). Buildings are typically larger in scale and orient to the street with a strong degree of urbanism and continuous street frontages. Additionally, “heights can be generally up to 8 stories and should transition gradually within the center to the surrounding residential areas” (p. 242).

The proposed G-RX-5 zone district allows for primarily residential uses with secondary commercial uses in a pedestrian-oriented pattern with an active street level. Therefore C-RX-5 is appropriate and consistent with the future place plan direction.

Blueprint Denver Street Types

Blueprint Denver classifies North Emerson Street and East 51st Avenue as local or undesignated streets. Local streets “are designed for the highest degree of property access” (p. 154) and “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 160).

Growth Strategy

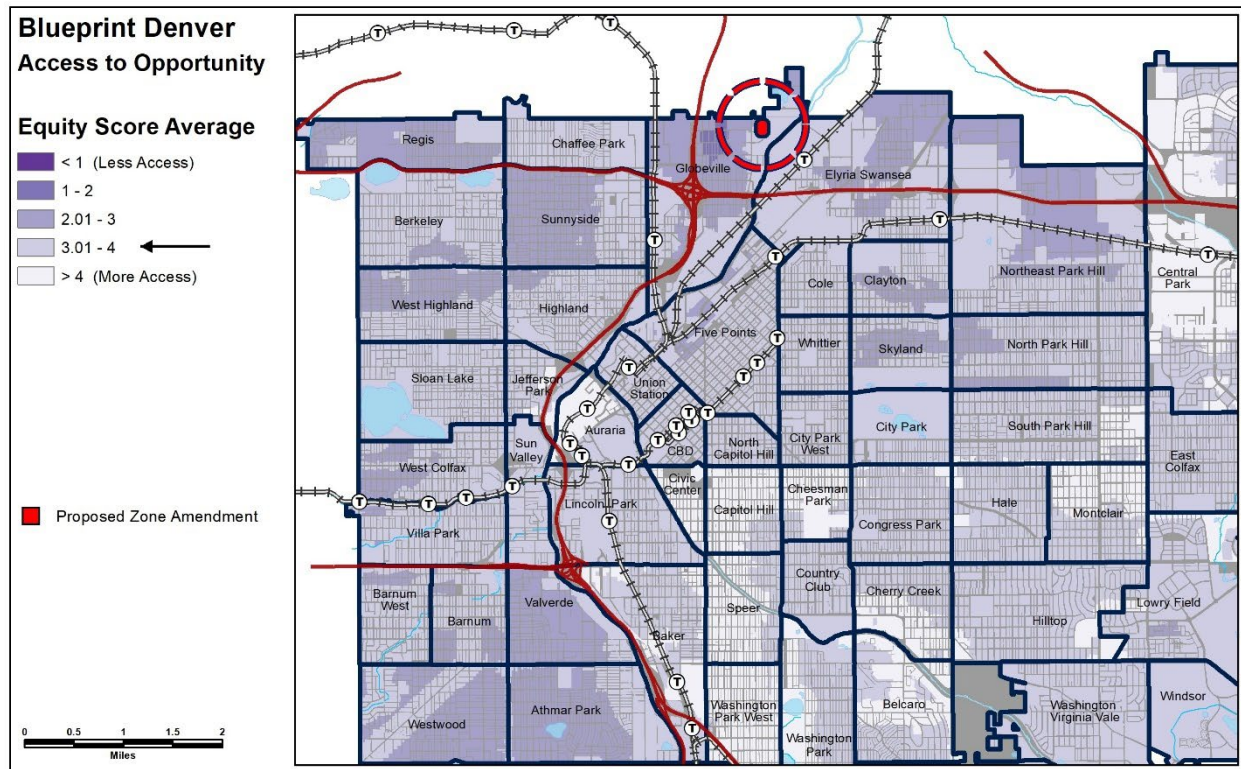


Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject properties are located within the "Community centers and corridors" growth area, these areas are anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). The proposed map amendment to G-RX-5 is consistent with the "Community centers and corridors" growth area in that it will allow a broad range of job opportunities and housing types and direct more intense and appropriate growth to this area than the existing zoning allows.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions. Given that the subject site is within one of Denver's Neighborhood Equity and Stabilization (NEST) focus neighborhoods, an equity analysis is included in this staff report and was shared with the applicant for consideration. The applicant's response is included with the application that is attached to the staff report.

I. Access to Opportunity

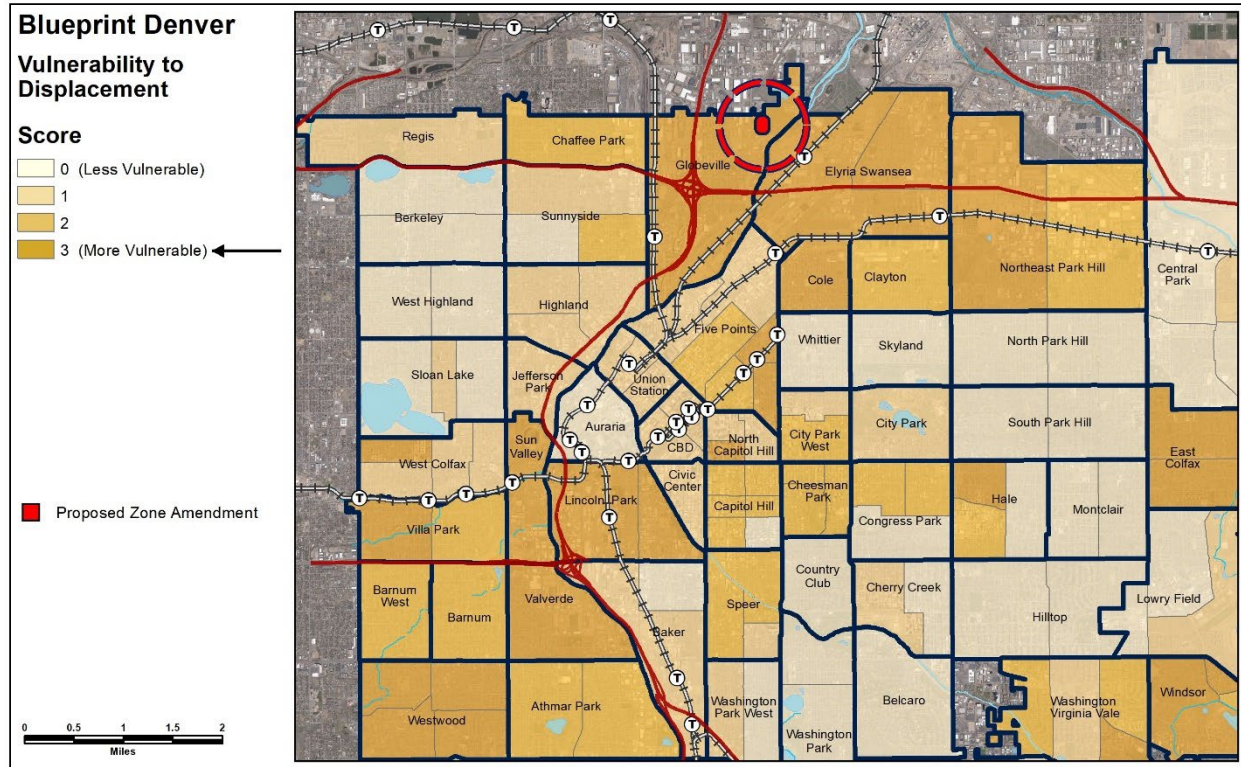


The subject property is in an area with moderate access to opportunity. The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Analyzing this metric helps us measure our progress towards achieving the vision for complete neighborhoods across the city. The subject area is less equitable than Denver as a whole when it comes to access to parks, fresh foods and healthcare. These scores are related to a higher-than-average percentage of children with obesity.

The proposed district will allow for a mix of uses, thereby increasing the opportunity for retail and services. As part of the Equity Response, a set of considerations the applicant provides in response to the Equity Analysis, the applicant noted they will provide on-site, income-restricted units adjacent to a large park which the city expanding through additional investment. The applicant commits to working collaboratively with the city on connectivity from the development to the park during site planning process. The applicant also commits to adding planter boxes and incorporate a community garden if the site constrains allows it. The applicant also stated in their Equity Response that they would explore adding a community gathering space on the ground floor on the building which it will make accessible to community organizations for regular meetings and gatherings.

The proposed district will allow for a mix of uses, thereby increasing the opportunity for access to retail, housing and services in an area that is well-served by transit.

II. Vulnerability to Involuntary Displacement

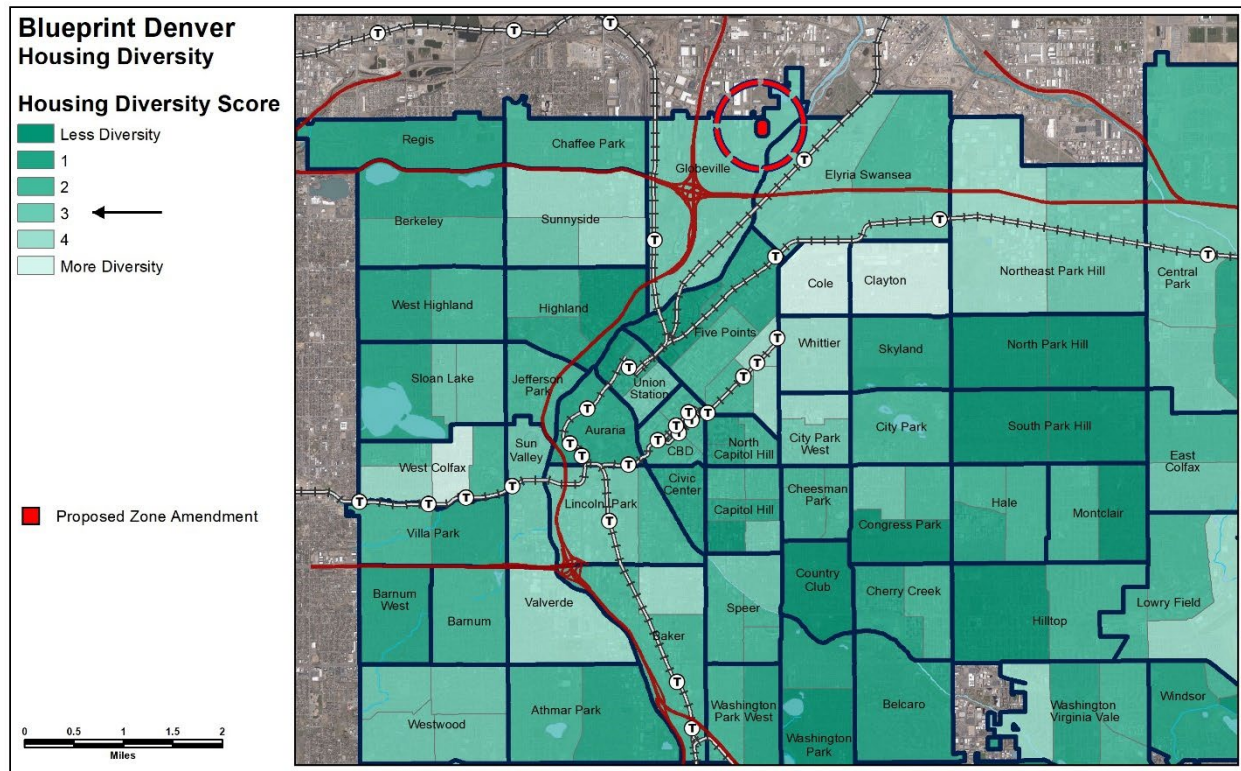


The subject property is in an area that has high vulnerability to involuntary displacement. The basis for measuring vulnerability to involuntary displacement is through the vulnerability to displacement index developed by Denver's Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. The subject area scored as vulnerable to displacement in all three categories. In areas with high vulnerability to involuntary displacement, it is important to increase affordable housing options so that residents of all income levels can continue to live in these neighborhoods.

The proposed district will allow for a mix of uses, including multi-unit residential which will increase housing opportunities in the area. As part of the Equity Response the applicant commits to providing a list of local education resources for future residents. The applicant has been in contact with NEST and has received contact information for the Center for Community Wealth Building (CCWB). The applicant commits to engaging with CCWB and having them as a resource for future residents.

The applicant is proposing to pursue 100% income restricted rental properties, development of this property will be required to comply with the city's recently adopted affordable housing policy, which will contribute to addressing this equity measure.

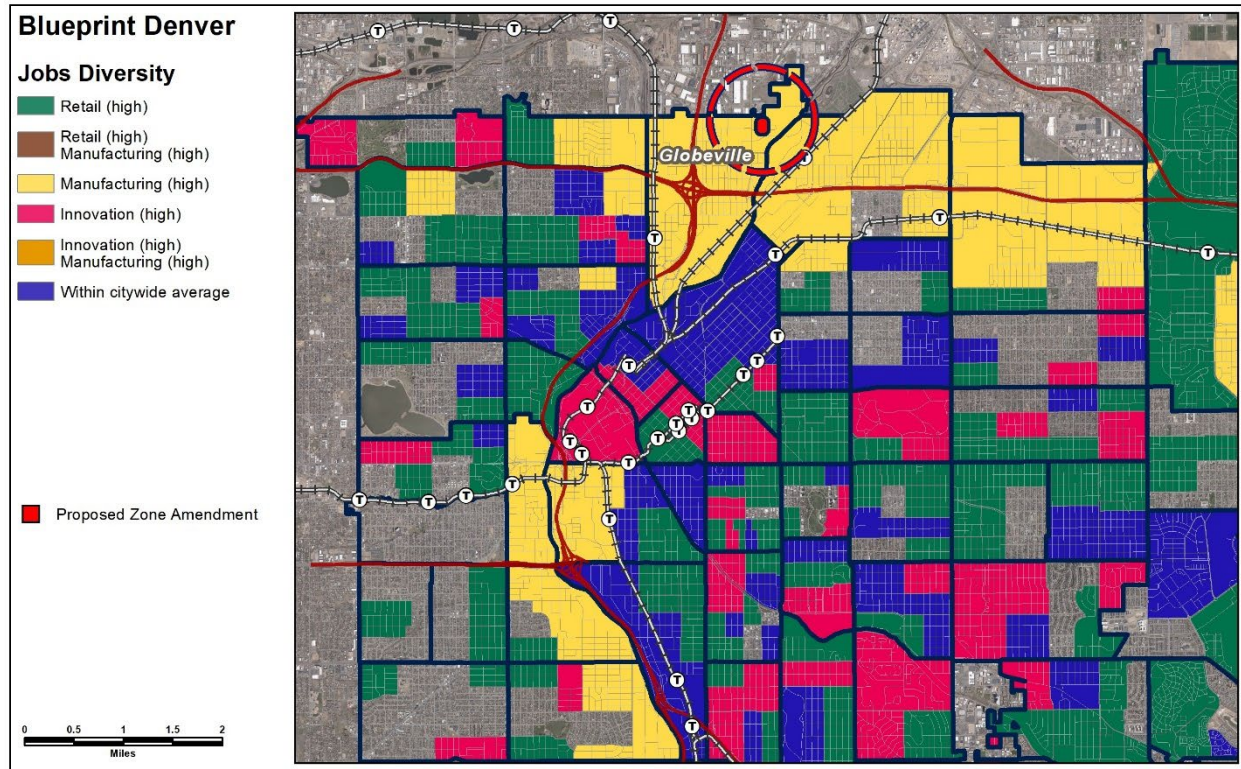
III. Expanding Housing and Jobs Diversity



The subject property is in an area that has moderate housing diversity. The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units. The subject area is not diverse in terms of missing middle housing or housing costs. In areas with a moderate level of housing diversity it is important to increase the number of affordable housing units alongside natural growth in market-rate housing.

The proposed zone district will allow for mix of uses, including multi-unit residential. As part of the Equity Response the applicant noted their compliance with the city’s recently adopted affordable housing policy, which will contribute to addressing this equity measure. The Applicant is committed to providing on-site, income restricted units. The applicant is looking to do 100% income-restricted project and will be providing units at a mix of AMI levels from 40% to 80% AMI. The applicant is looking at providing a mix of 1, 2 and 3 bedrooms. The applicant is not looking at providing studios. Their plan is to have 25% of the units (approximately 50 units) be 3-bedrooms, family style units. They will be providing units at a variety of sizes and AMI levels to make it more accessible to a broad range of individuals.

IV. Expanding Housing and Jobs Diversity



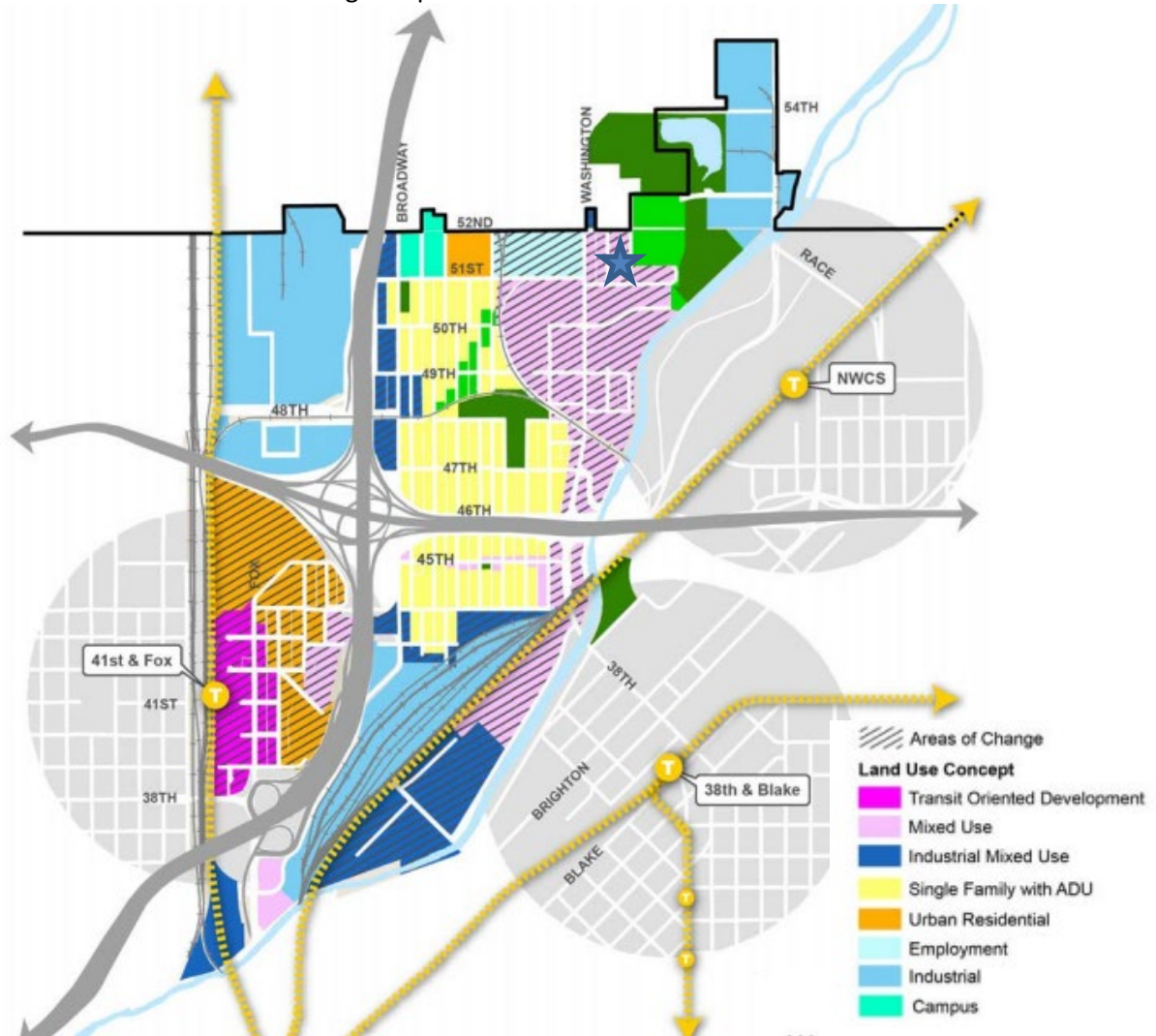
The map above shows the mix of jobs in areas of the city (dominant industry depicted by color). With a greater emphasis on manufacturing jobs in the Globeville neighborhood, the subject property has a mix of jobs that is dissimilar to the city's overall mix of job types. Globeville has 45.95% Retail jobs, 4.73% innovation Jobs and 49.32% Manufacturing Jobs. Manufacturing Jobs is significantly higher than city wide average of 8.3%. The total number of jobs are 1,247 with 4.11 jobs per acre.

The proposed district could enable residents with different incomes and education levels to live in a neighborhood with greater access to a variety of jobs and lead to wealth-building opportunities. The proposed zone district also allows for a mix of uses, including office and retails, that provides the opportunity to contribute to diversifying jobs in the area.

Globeville Neighborhood Plan (2014):

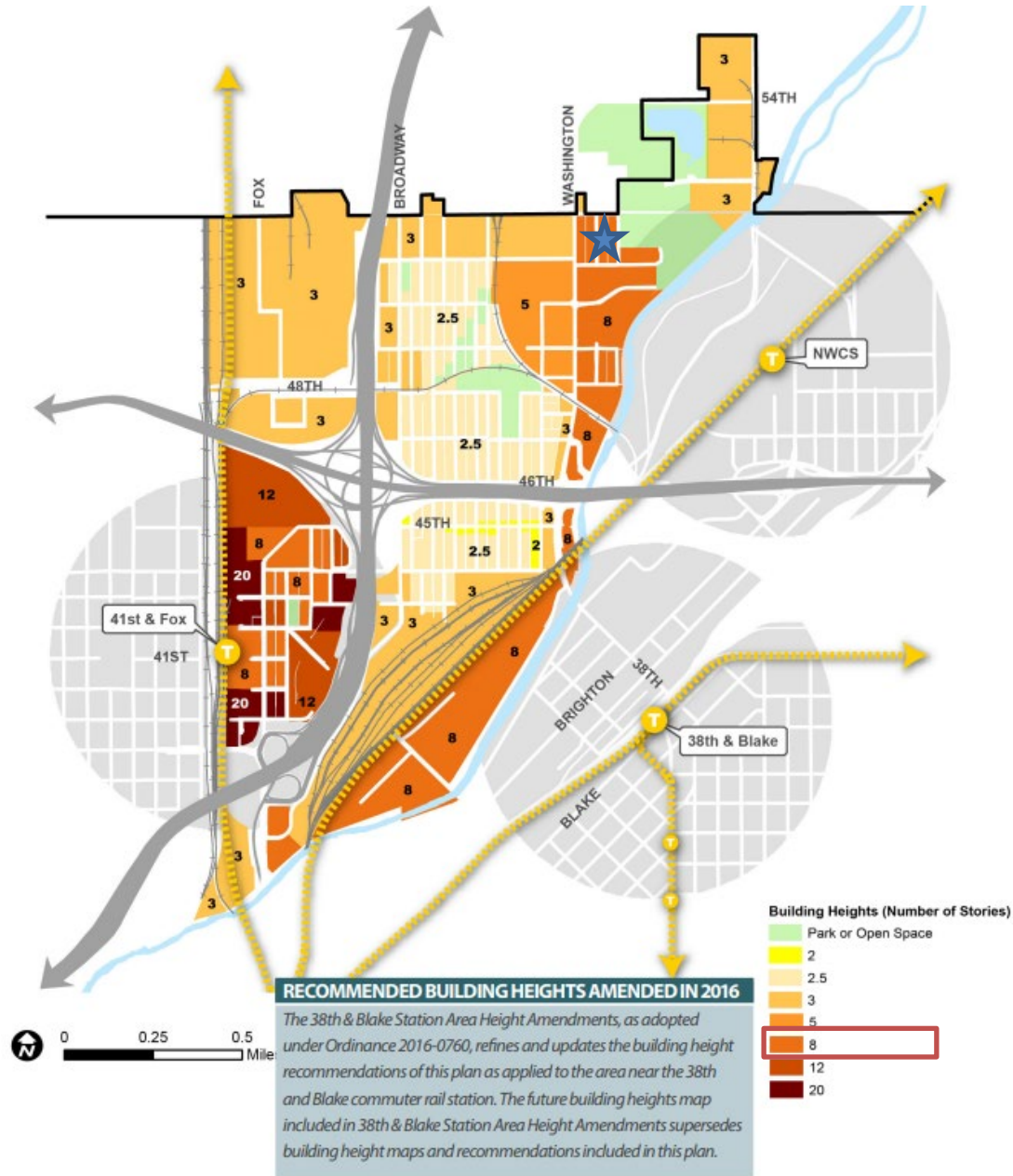
The Globeville Neighborhood Plan was adopted by City Council in 2014 and includes the subject sites. The Plan uses Blueprint Denver categories as the foundation for its recommended Concept Land Use and Areas of Change Map.

Concept Land Use and Areas of Change Map



The sites are mapped as Mixed Use, which is defined as “These areas have both a sizable employment base as well as a variety of mid to high-density housing options. Intensity is higher in mixed-use areas than in predominantly residential areas. Land uses may be, but are not necessarily, mixed in each building, development, or block. Pedestrian access is important within these areas, with residential and non-residential uses always within short walking distance of one another” (p. 30). The site is also mapped as an “Area of Change,” which is an area where the purpose is, “to channel growth where it is desirable and would be the most beneficial” (p. 30).

Maximum Recommended Building Heights Map



The proposed G-RX-5 zone district is consistent with the recommendations of the Globeville Neighborhood Plan. The proposed rezoning would facilitate the redevelopment of the subject site and allow a variety of residential and commercial uses, strengthening the economy of the area consistent with the Globeville Neighborhood Plan recommendations.

National Western Center Master Plan (2015)

The National Western Center (NWC) Master Plan was adopted by City Council in 2015 and applies to the area of the proposed rezoning. The NWC Master Plan is the primary document intended to guide the redevelopment and revitalization of the National Western Center campus. The Master Plan provides extensive content establishing a vision that includes overarching objectives for the campus. It also provides more guidance for specific subareas and subtopics, including identification of potential facilities, street infrastructure, open space and cultural opportunities.

The Master Plan divides the plan area in different character areas, and the subject site is identified as part of Character Area 1 – between Washington Street and South Platte River in the Globeville Neighborhood (p.76). While the plan is mostly centered in the area where the National Western Stock Show is held, southeast from the subject sites, the NWC Master Plan reflects some of the intended uses for this area are for an evolution over time from the existing industrial uses to mixed use development including employment and mid- to high density housing options with building heights up to five stories. The National Western Center campus can help to spur new mixed-use development and act as a catalyst for making positive changes in the neighborhood.

The proposed map amendment to G-RX-5 aligns well with the area description, intended uses and character description outlined in the National Western Center Master Plan. The rezoning to G-RX-5 would facilitate a residential development that would improve access to the National Western Center campus and help create an active edge along the west side of the river.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to G-RX-5 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a walkable, urban area within proximity to transit. As such, a broadened mix of uses and mobility improvements can provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can be accessed within walkable and bikeable distances.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

(a.) Changed or changing conditions in a particular area, or in the city generally; or, (b.) A City adopted plan...”

Recent physical changes near the subject site include the redevelopment of the National Western Center campus. The recent completion of the 51st Avenue bridge across the South Platte will lead to increase connectivity between the National Western Center campus and Globeville. City investments in Carpio Sanguinette Park and Washington Street will improve mobility and open space access in the area for new residents and businesses as these currently underutilized properties are redeveloped. The Globeville Neighborhood Plan calls for mixed-use zoning along the South Platte River and the need for increased “eyes on the park” that will result from surrounding residential and commercial development.

In addition, the City has adopted the *Comprehensive Plan 2040*, *Blueprint Denver* and *the Globeville Neighborhood Plan* since the approval of the existing I-A, UO-2 zone district. As stated throughout this report, the proposed rezoning meets the intent of these plans.

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

The requested zone district is within the General Urban Neighborhood Context which generally consists of 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 building forms. Low-scale commercial areas are embedded within residential areas. Residential uses are primarily located along local and residential arterial streets (DZC 6.1.1). As discussed above, and given the surrounding context, application of a zone district from the general Urban Context is appropriate for this site.

Within this context, the Residential Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm (DZC Section 6.2.4.1). The proposed G-RX-5 zone district applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired (DZC Section 6.2.4.2.B).

The requested rezoning is consistent with the neighborhood context description and zone district purpose and intent, as the requested zoning is intended to provide for residential mixed use development at a maximum height of 5 stories. The subject sites are located in an area that is recommended by an adopted neighborhood plan for 5-story development.

Attachments

1. Application
2. Documentation of Applicant’s Outreach