



**Denver Planning Board**  
**Julie Underdahl, Chair**

201 W Colfax Ave, Dept 205  
Denver, CO 80202  
p: 720-865-2915  
f: 720-865-3056  
[www.denvergov.org/planning](http://www.denvergov.org/planning)

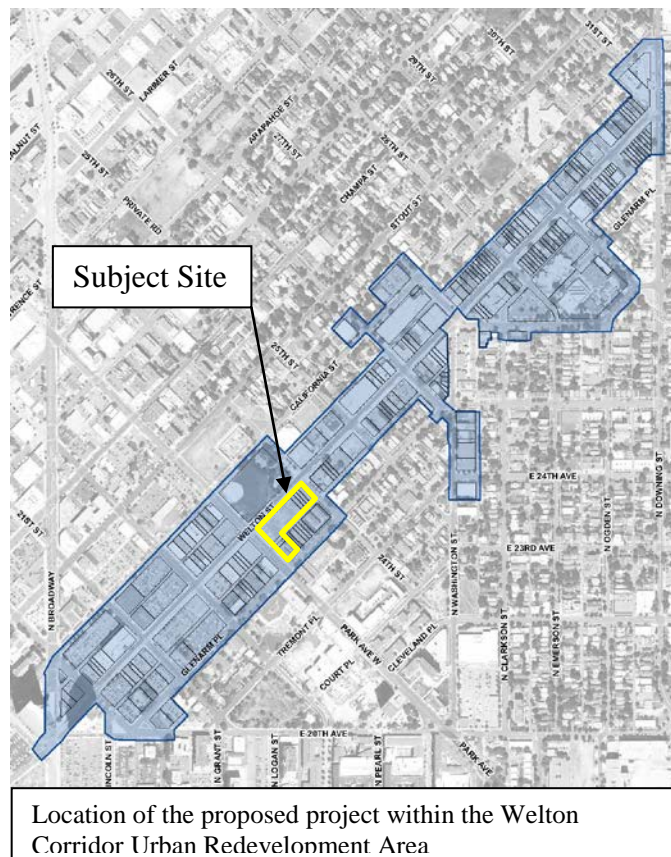
**TO:** Denver City Council  
**FROM:** Julie Underdahl, Chair, Denver Planning Board  
**CC:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority  
**DATE:** July 9, 2014  
**RE:** Approval of Proposed Amendment to the Welton Corridor Urban Redevelopment Plan for the 2300 Welton Project and Tax Increment Area

### **Planning Board Finding**

The Denver Planning Board is pleased to forward its finding to City Council that the proposed amendment to the Welton Corridor Urban Redevelopment Plan for the 2300 Welton Project and Tax Increment Area conforms to the Denver Comprehensive Plan 2000 and all related supplements. This finding is required by the Colorado Revised Statutes, Sec. 31-25-107(2). Planning Board made its finding by unanimous vote at its regular meeting on June 18, 2014.

### **The 2300 Welton Project**

The proposed amendment would add 2300 Welton as the first urban renewal project within the existing Welton Corridor Urban Redevelopment Area (URA).



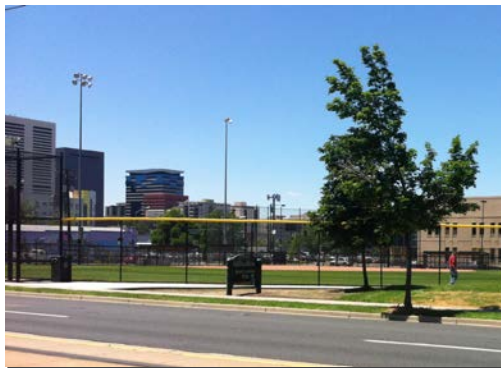
The site consists of two parcels. The larger parcel is 50,485sf in size and occupies an entire block face on the east side of Welton Street, opposite Sonny Lawson Park, from Park Ave to 24<sup>th</sup> Street. The smaller parcel is 12,510sf in size and is located across the alley from the larger parcel, at the north corner of Park Ave and Glenarm. The larger parcel is vacant and is currently being used for construction parking. The smaller parcel has a one-story office building.



The project area viewed from Welton.



The project area viewed from the corner of Welton St. and Park Ave.



Sonny Lawson Park, located across Welton St. from the proposed project.



The project area viewed from the corner of Glenarm St. and Park Ave.

The project proposes to make use of approximately \$769,000 in TIF assistance to redevelop both properties. The redeveloper intends to develop an affordable apartment project comprised of two separate buildings. The larger of the two structures will span the entire block facing Welton Street between Park Avenue and 24<sup>th</sup> Avenue, and contain an estimated 195 units. The smaller building will be situated on the corner of Glenarm Place and Park Avenue, and contain an estimated 28 units. In total, the two buildings will yield approximately 223 units with an overall estimated square footage of 268,442.

The project will have 11 units designated for residents qualifying at 30% Area Median Income (AMI), with the remaining 212 units restricted to residents qualifying at 60% AMI.

The larger building's site is zoned C-MX-8 (Urban Center Mixed Use, eight stories maximum), upon which the redeveloper is proposing to construct a four story building. The smaller building's site is zoned G-MU-3 (General Urban, Multi-Unit, three stories maximum), upon which the redeveloper is proposing to construct a 3 story building.

The project is not located within a designated landmark historic district.

### **Welton Corridor Urban Redevelopment Plan and Area**

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The proposed redevelopment project is located within the existing Welton Corridor URA, established in 2012. The Welton Corridor URP was modeled after the Downtown Denver URP and the Arapahoe Square URP in that it authorizes Tax Increment Finance, but it does not set a TIF area or identify projects to be financed with TIF. In order to do that, the URP must be amended on a case-by-case basis for individual projects. If approved, 2300 Welton would become the first urban renewal project within the Welton URA.

### **Planning Board Authority**

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Colorado Revised Statutes, Section 35-25-107(2), requires Denver's planning board to determine whether the proposed amendment to the Welton Corridor Urban Redevelopment Plan to add 2300 Welton as a project and TIF area conforms to the City's comprehensive plan.

### **Analysis of Comprehensive Plan Conformity**

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The Denver Planning Board finds that the proposed amendment conforms to the Denver Comprehensive Plan and its applicable supplements, Blueprint Denver and the Northeast Downtown Neighborhoods Plan, as described in detail below.

#### Denver Comprehensive Plan (2000)

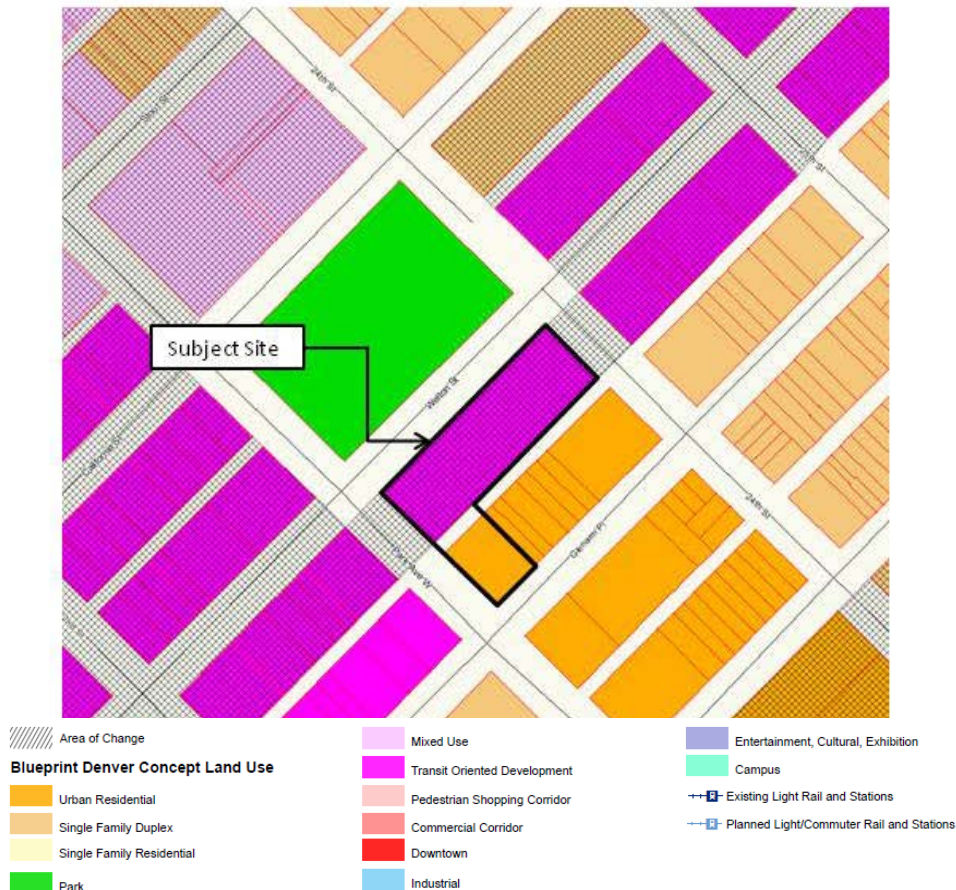
The Denver Planning Board finds that the Urban Redevelopment Plan conforms to Comprehensive Plan 2000 by furthering several city-wide objectives, policies and actions in the plan, including (with reference to Comprehensive Plan 2000):

- Conserve land by promoting infill development within Denver at sites where service and infrastructure are already in place, by designing mixed-use communities and reducing sprawl, and by creating more density at transit nodes. (Environmental Sustainability, 2-F, page 39)
- Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan. (Land Use, 1-H, page 58)
- 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. (Land Use, 3-B, page 60)
- 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. (Land Use, 4-A, page 60)
- Identify areas in which increased density and new uses are desirable and can be accommodated. (Legacies, 3-A, page 99)
- Focus incentives and design controls on private development fronting major new, existing and historic roadway corridors, including parkways, boulevards and avenues citywide. Specifically recognize and address significant intersections and gateways to the city. (Legacies, 3-B, page 99)

- Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines. (Housing, 6-B, page 117)
- Identify and capitalize on opportunities to develop housing along transit lines. (Housing, 6-E, page 118)
- Support a variety of housing opportunities for Denver’s current and future workforce. Housing opportunities throughout Denver should be expanded – especially in the Downtown core and near employment centers – to accommodate people and families of all incomes. (Economic Activity, 1-H, page 131)
- Use public-private partnerships to facilitate development and redevelopment projects that advance the City’s goals and goals and objectives. When appropriate, take advantage of the Denver Urban Renewal Authority’s powers and experience (4-C, page 136)

Blueprint Denver (2002)

Blueprint Denver, the city’s integrated land use and transportation plan, identifies the Welton-facing parcel as being within an “Area of Change” and having a concept land use of “Transit Oriented Development”. The Glenarm-facing parcel is located in an “Area of Stability” and has a concept land use of “Urban Residential”. The proposed affordable housing project is compatible with both the Transit Oriented Development and Urban Residential land use designations, as mid-density multifamily residential is identified as an appropriate use in both categories.

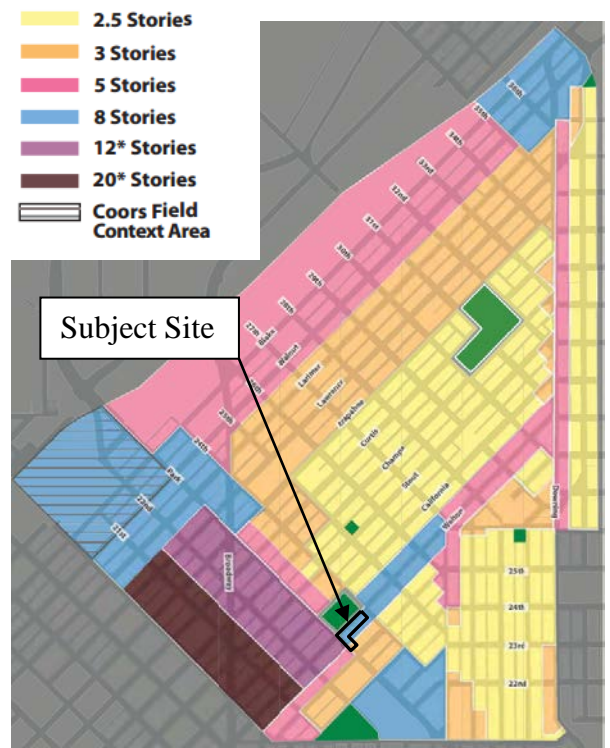
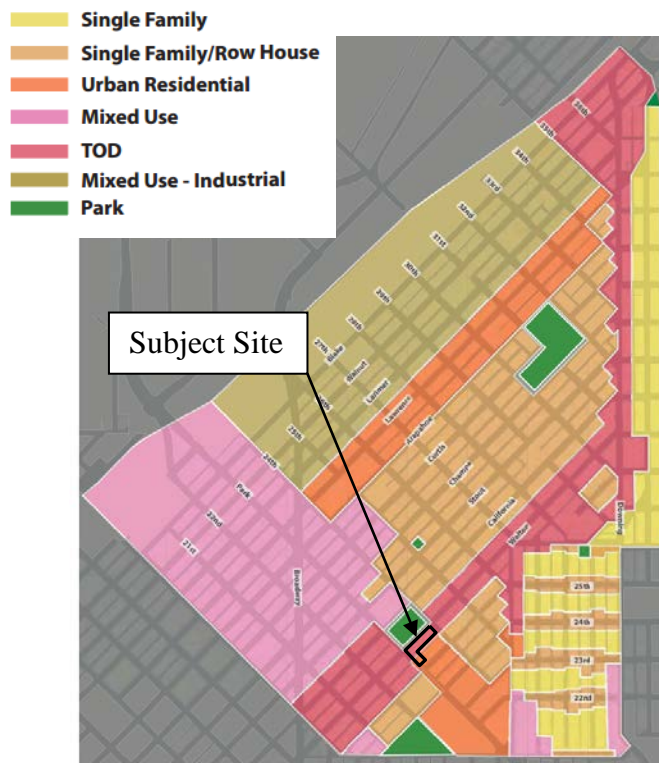


Regarding Areas of Change, Blueprint Denver states “the purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, a high priority will be providing housing opportunities for existing residents. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop” (page 127). The proposed project meets this intent.

Regarding Areas of Stability, Blueprint Denver states “The goal for the Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment” (page 120). In the case of the subject site, which is located in a prime redevelopment area (the Welton Corridor URA) but is also proximate to existing stable residential on Glenarm, the proposed redevelopment project is consistent with the goal to maintain the character of the area while also accommodating appropriate new development.

Northeast Downtown Neighborhoods Plan (2011)

The Northeast Downtown Neighborhoods Plan provides specific land use and building height guidance for the area including the proposed project. The plan’s guidance for the Welton-facing property is Transit Oriented Development, 8 stories maximum. The plan recommendation for the Glenarm-facing property is Urban Residential, 3 stories maximum. The proposed project is consistent with these recommendations.



**Final Denver Planning Board Finding**

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Based on the CPD staff report and board deliberations at its June 18, 2014 meeting, the Denver Planning Board finds that the proposed amendment to the Welton Corridor Urban Redevelopment Plan conforms to the Denver Comprehensive Plan and its applicable supplements.