



1000 Chopper Circle and associated properties

- Rezoning from C-MX-5; C-MX-8; and C-MU-30 with waivers and conditions, UO-1 to D-CPV-T and D-CPV-C

Date: 10.21.2024

Presenter: Tony Lechuga (CPD)

Agenda

- Request
- Location and Context
- Proposed Zoning
- Development Agreement
- Process
- Review Criteria



Request



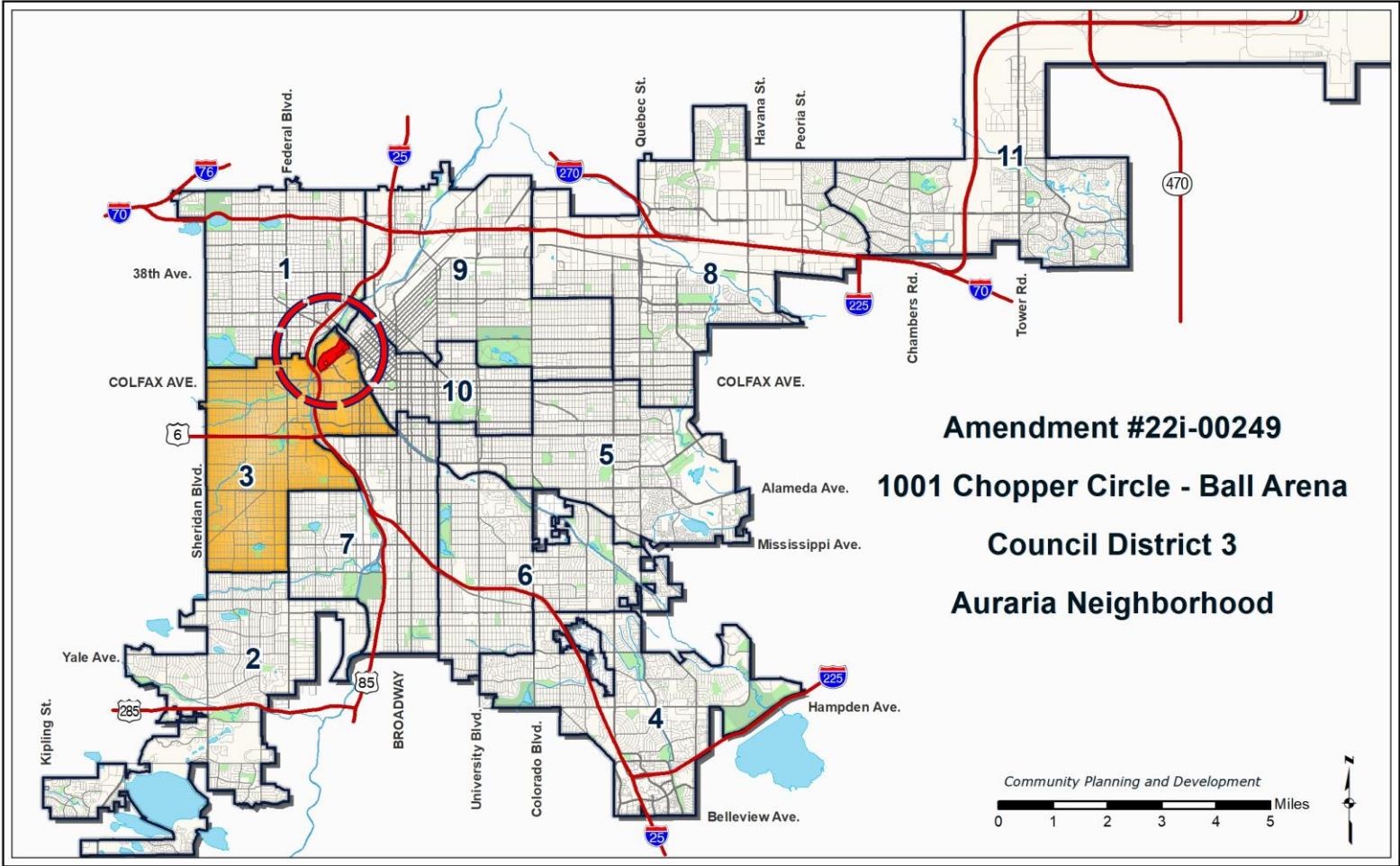
- Rezone to D-CPV-T and D-CPV-C to align with our plan guidance and remove property from Former Chapter 59 zoning.

Agenda

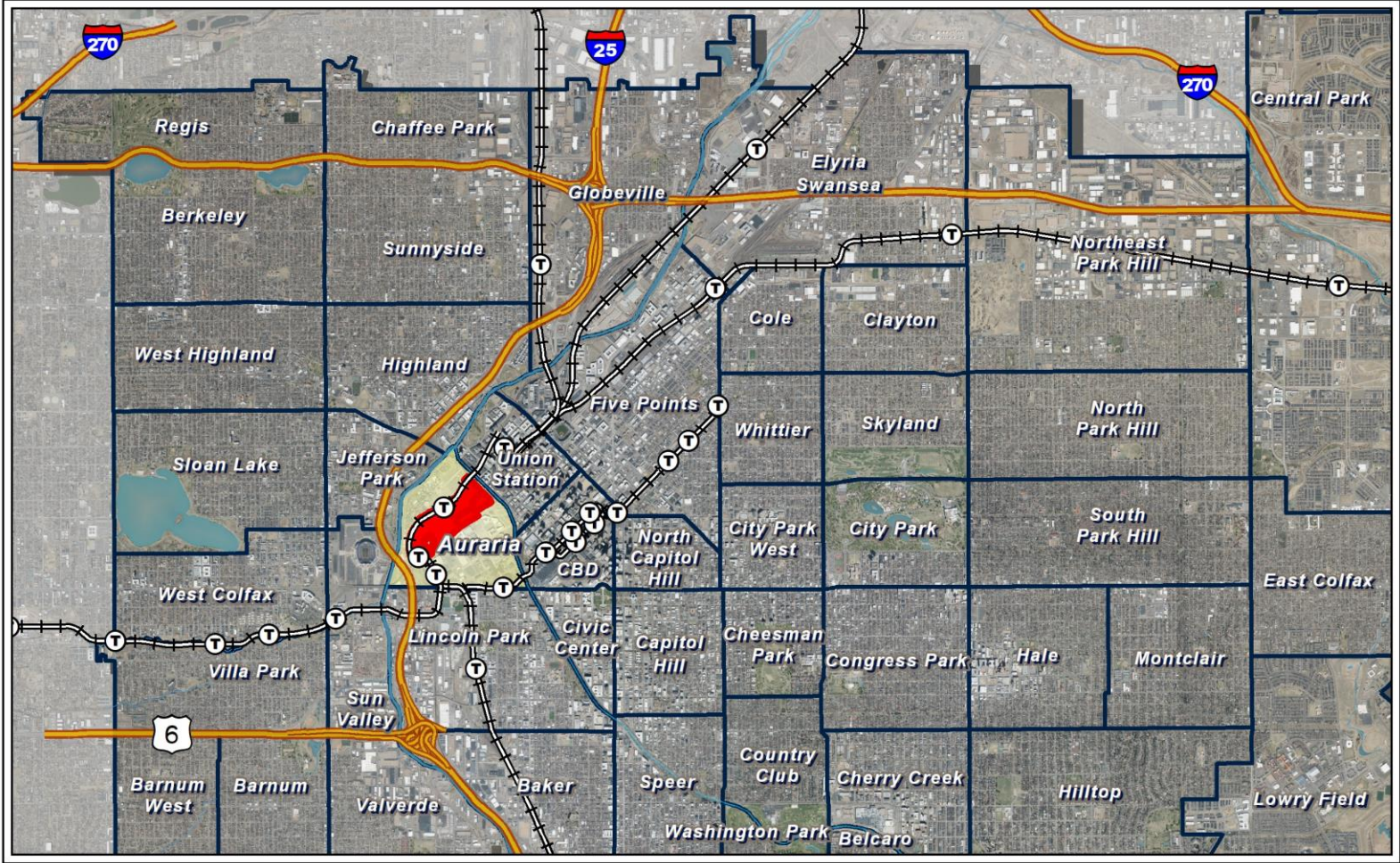
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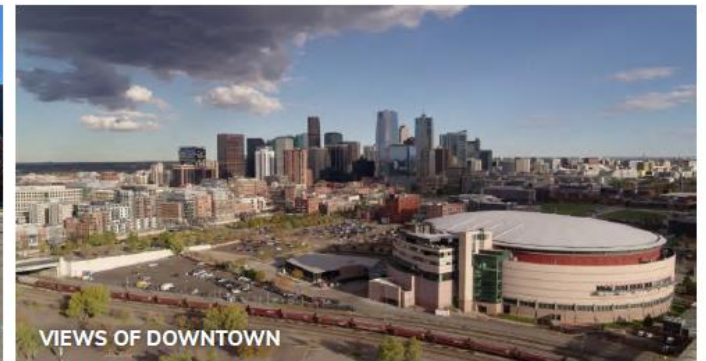
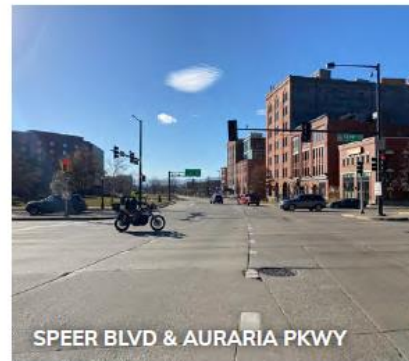
Council District 3 – Councilmember Torres



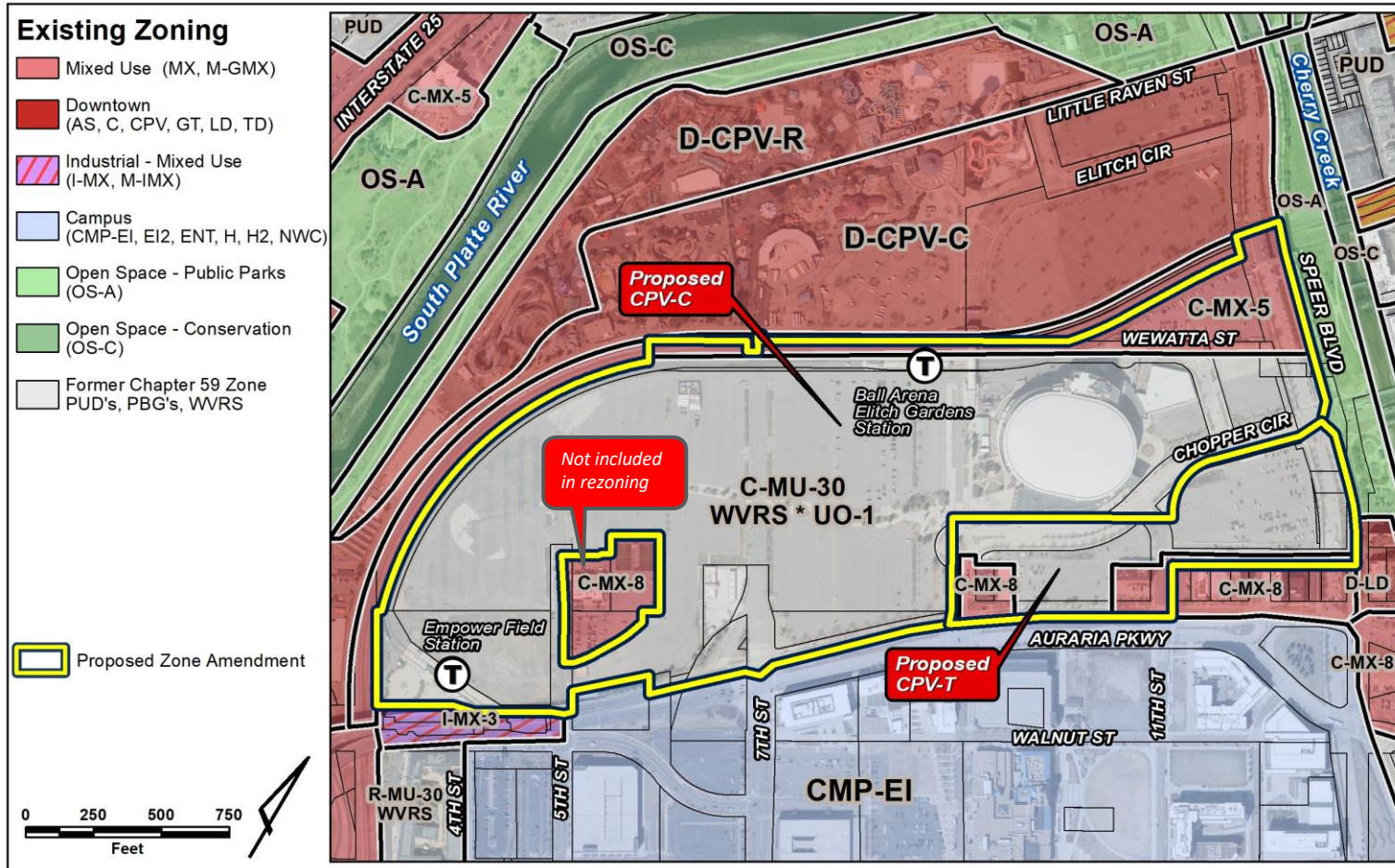
Statistical Neighborhood – Auraria



Existing Context – Building Form/Scale



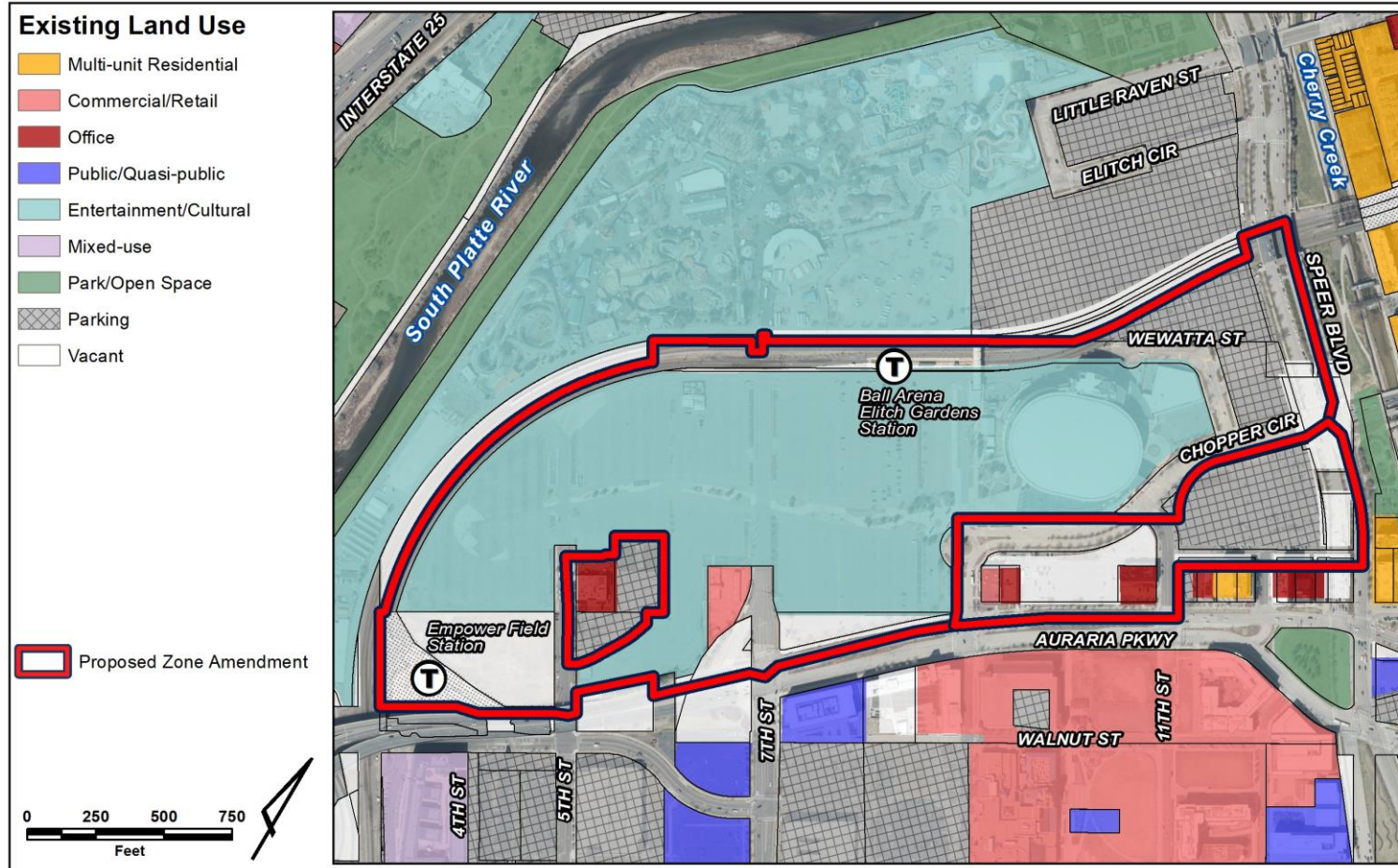
Existing Zoning – C-MX-5; C-MX-8; C-MU-30 waivers and conditions, UO-1



Proximity to:

- D-CPV-C
- D-CPV-R
- O-SA
- C-MX-8
- D-LD
- CMP-EI
- I-MX-3

Existing Context – Land Use

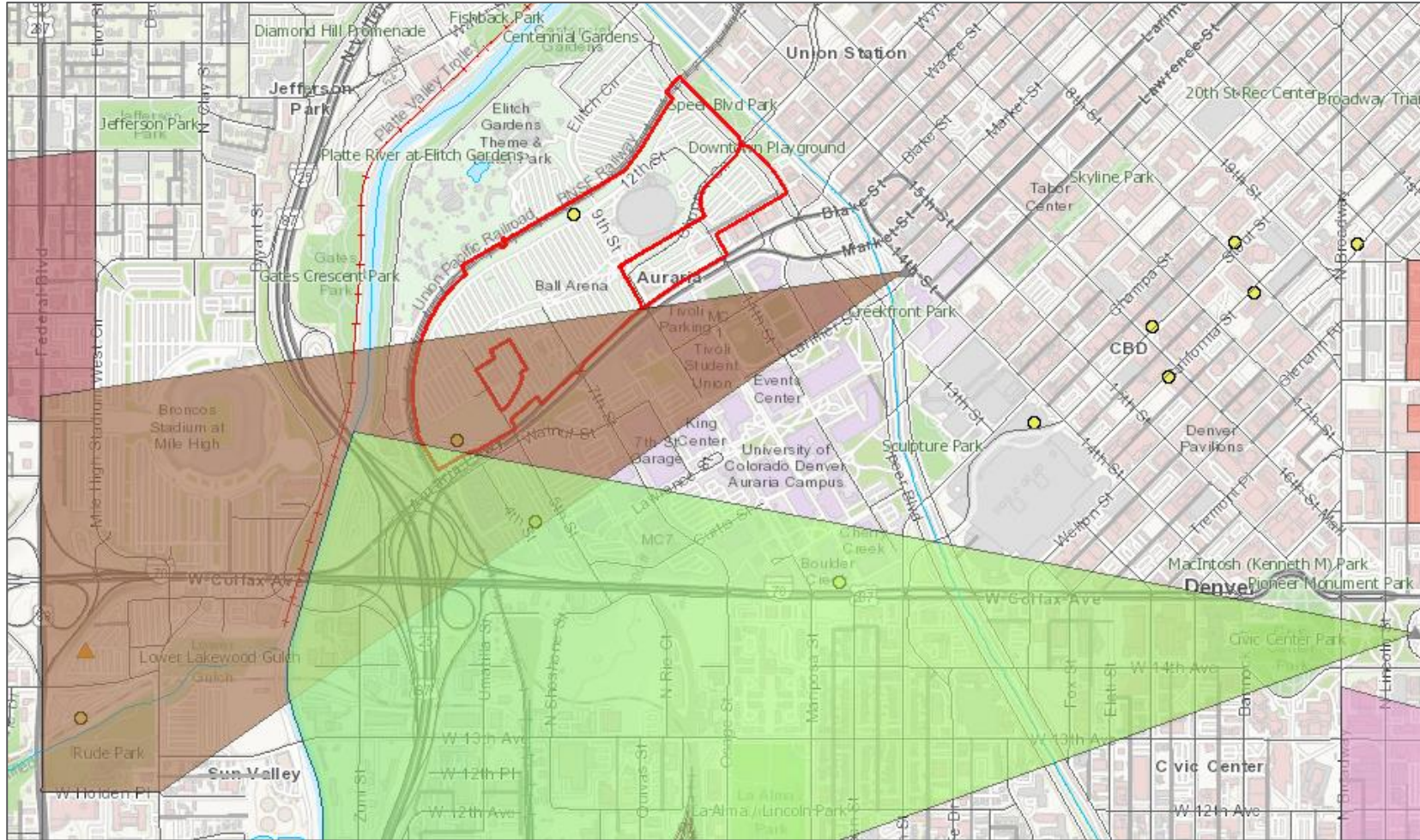


- Entertainment/Cultural
- Commercial/Retail
- Office
- Vacant
- Parking

Adjacent to:

- Office
- Multi-unit Residential
- Commercial/Retail
- Open Space

View Planes



Maximum Building Heights
Under each View Plane:

- Old City Hall between 70-95 feet
- State Capitol about 220 feet

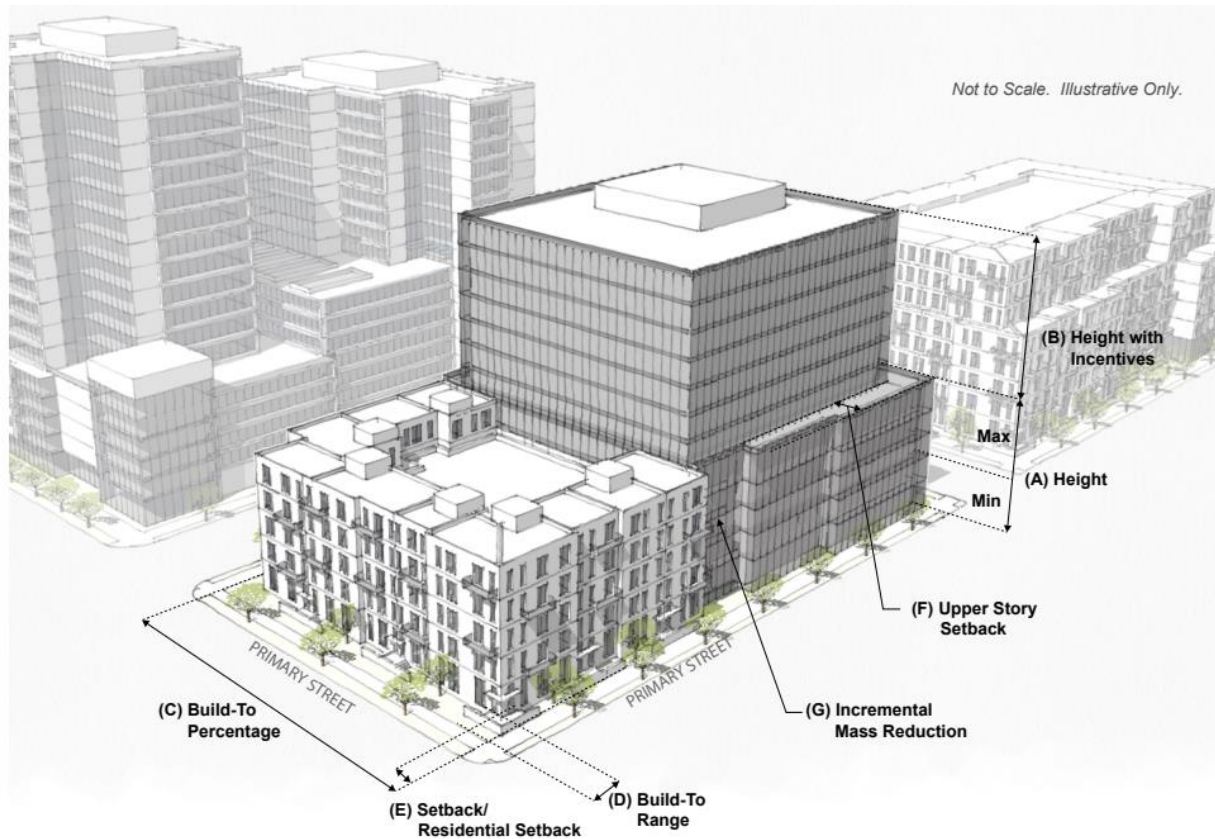
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Proposed Zoning

Downtown Central Platte Valley – Auraria Transition and Center: General



Illustrative image taken from the Denver Zoning Code

- 5 stories (12 with incentives)
- 70 feet (150 feet with incentives)
- Build-to between 2 and 15 feet
- Upper story setbacks and incremental mass reduction

Proposed Zoning

Downtown Central Platte Valley – Auraria Center: Standard Tower

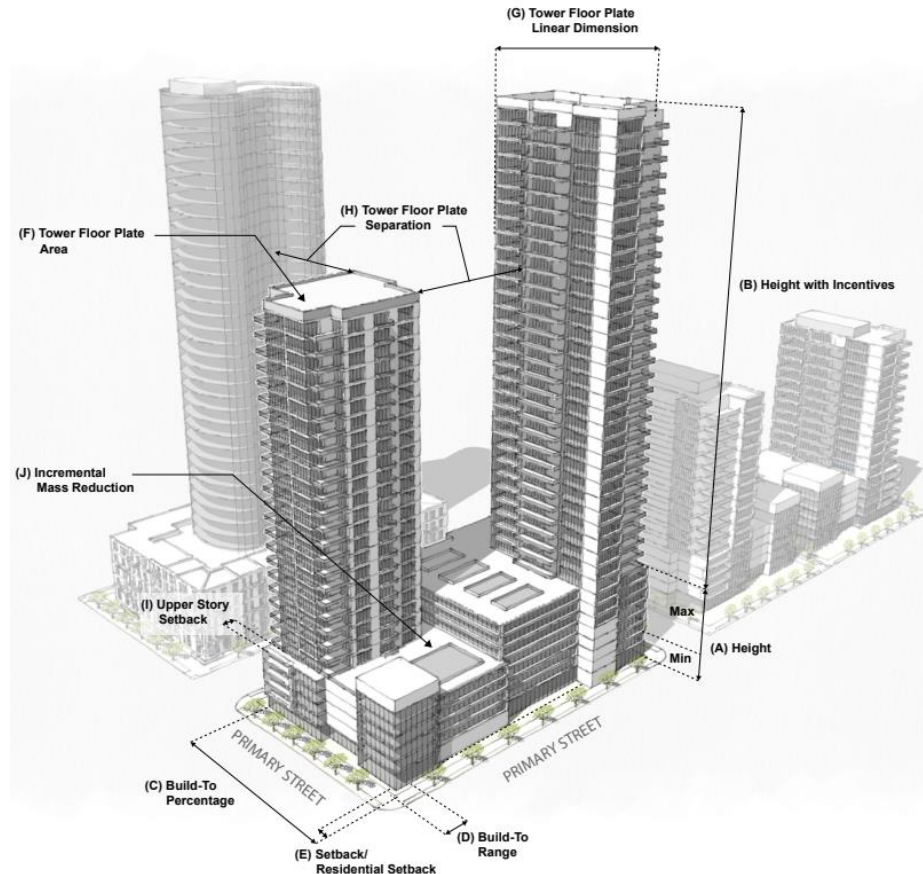


Illustrative image taken from the Denver Zoning Code

- 5 stories or 70 feet (no maximum with incentives)
- Height controlled by 20.0 Floor Area Ratio
- Build-to between 2 and 15 feet
- Upper story setbacks and incremental mass reduction
- Tower floor plate separation

Proposed Zoning

Downtown Central Platte Valley – Auraria Center: Point Tower



Illustrative image taken from the Denver Zoning Code

- 5 stories or 70 feet (no maximum with incentives)
- Build-to between 2 and 15 feet
- Upper story setbacks and incremental mass reduction
- Tower floor plate separation
- Tower floor plate area and linear dimension

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Development Agreement

1. Affordable Housing
2. Open Space
3. Transportation
4. Economic Development & Opportunity
5. Fire Safety
6. Environmental
7. Vesting

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Large Development Review

Factors of determination:

- Gross Land Area
 - Infrastructure Improvements
 - Rezoning
-
- LDR Pre-Application meeting: **04/05/22**
 - LDR Community Information Meeting: **09/29/22**
 - Signed Large Development Framework: **06/19/23**
 - An Infrastructure Master Plan is in progress.

Public Comments

- 4 letters of support from RNOs
- 8 letters of support from organizations
- 16 letters of support from the general public

Planning Board

- Planning Board held a hearing on this item on 7/17
- The board voted unanimously to recommend approval
- Key points raised in board deliberation included:
 1. Zone Districts meet plan guidance
 2. Successful development agreement and community benefits agreement bolster plan guidance

Timeline

- Informational Notice: **03/29/24**
- Planning Board Notice: **07/02/24**
- Planning Board Public Hearing: **07/17/24**
- SPR Committee: **08/14/24**
- SPR Committee: **09/11/24**
- City Council Public Hearing: **10/21/24**

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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 2040*
- *Blueprint Denver (2019)*
- *Downtown Area Plan (2007)*
- *Downtown Area Plan Amendment (2018)*

2. Uniformity of District Regulations

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Comprehensive Plan 2040

Equitable, Affordable, and Inclusive

- Goal 1, Strategy A: Increase development of housing units close to transit and mixed-use developments.
- Goal 1, Strategy C: Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food, and arts.
- Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families.
- Goal 2, Strategy D: Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.



Comprehensive Plan 2040

Authentic Neighborhoods

- Goal 1, Strategy B: Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- Goal 1, Strategy C: Ensure neighborhoods are safe, accessible, and well-connected for all modes.
- Goal 1, Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
- Goal 2, Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging realm.



Comprehensive Plan 2040

Connected, Safe, and Accessible Places

- Goal 8, Strategy A: Improve multimodal connections within and between mixed-use centers, including downtown, DIA, and major urban centers.
- Goal 8, Strategy B: Promote transit-oriented development and encourage high density development, including affordable housing, near transit to support ridership.



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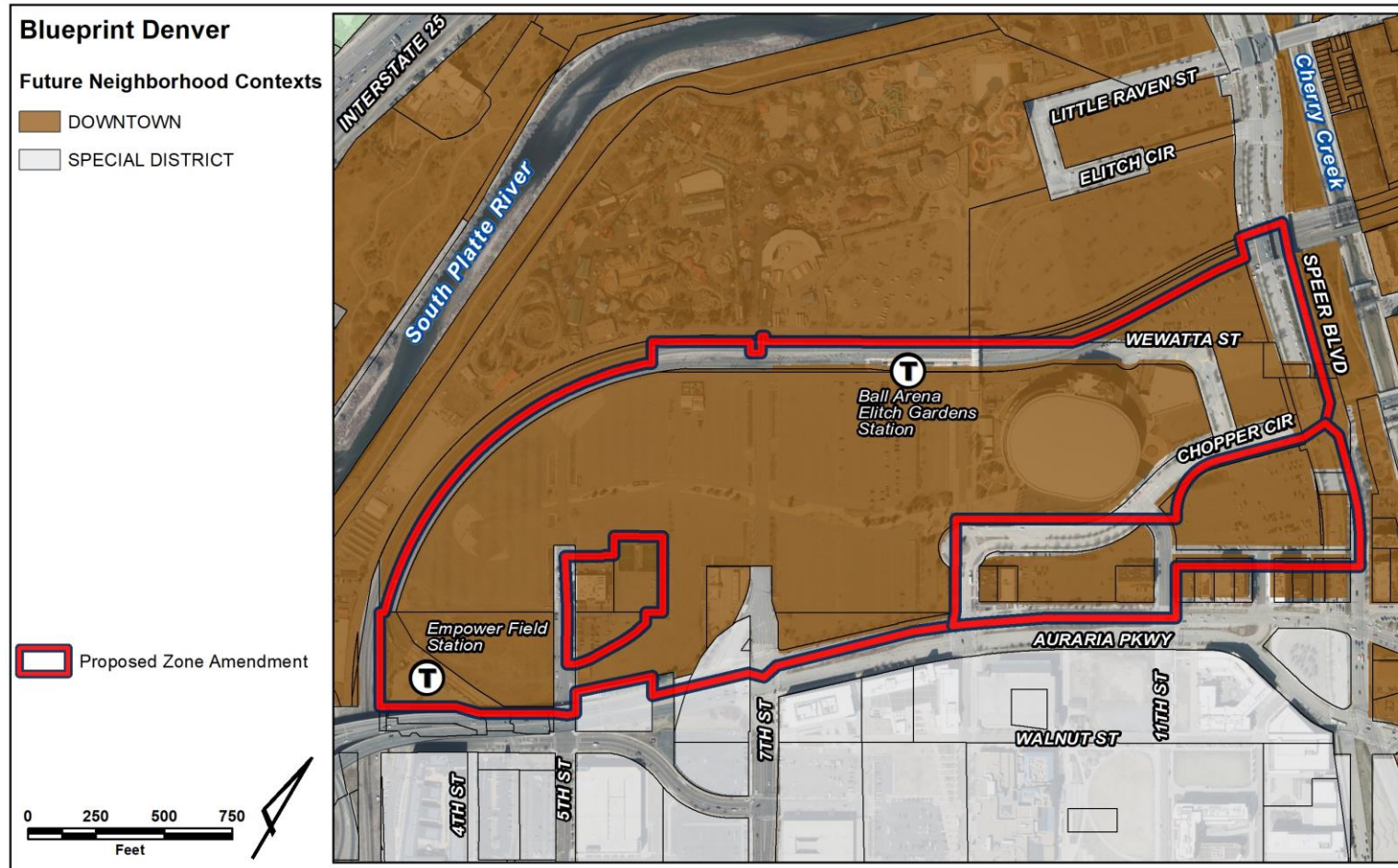
2. Uniformity of District Regulations

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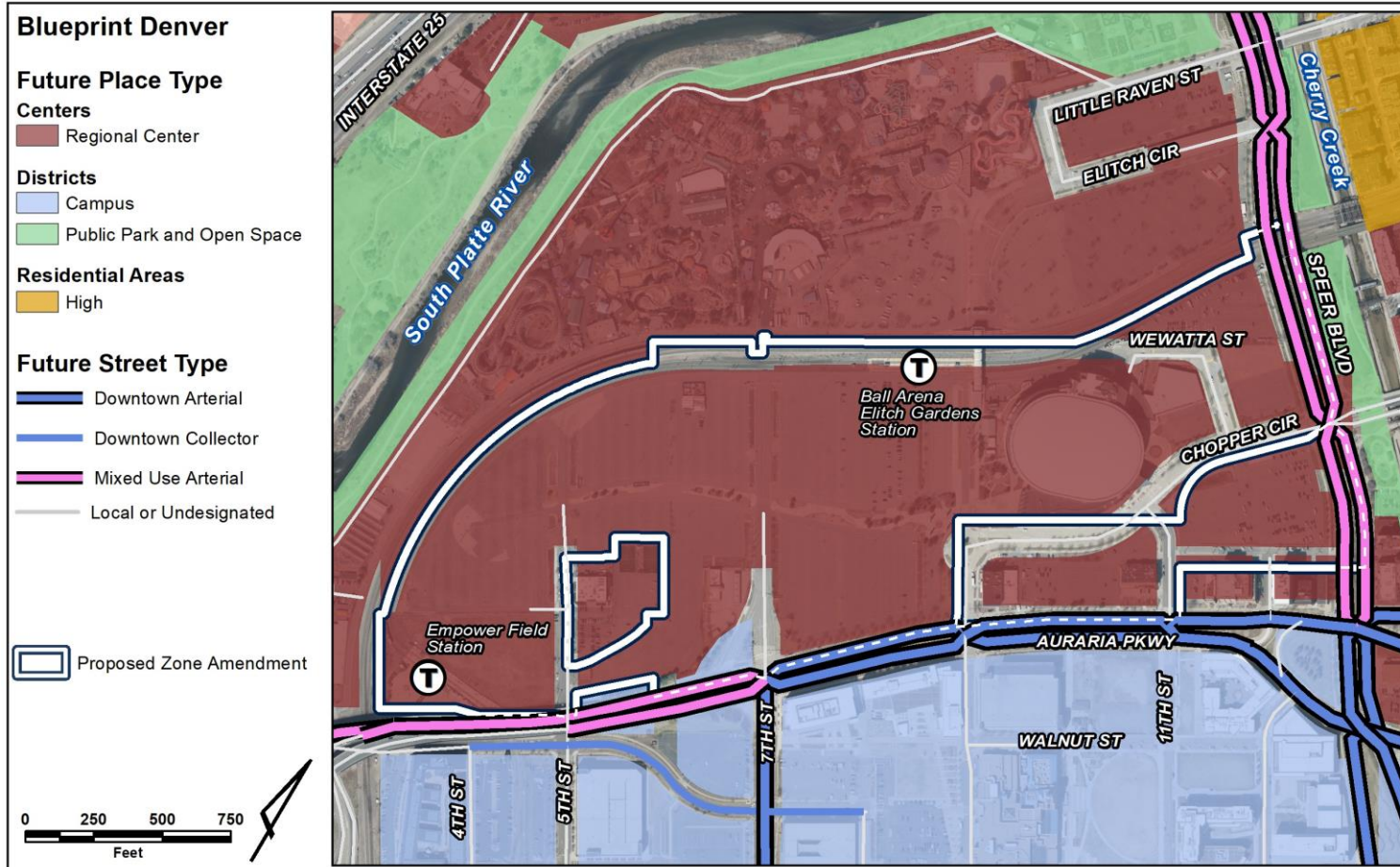
Blueprint Denver



Downtown

- Highest intensity residential
- Largest employment center
- Mix of uses and building forms
- Good street activation

Blueprint Denver

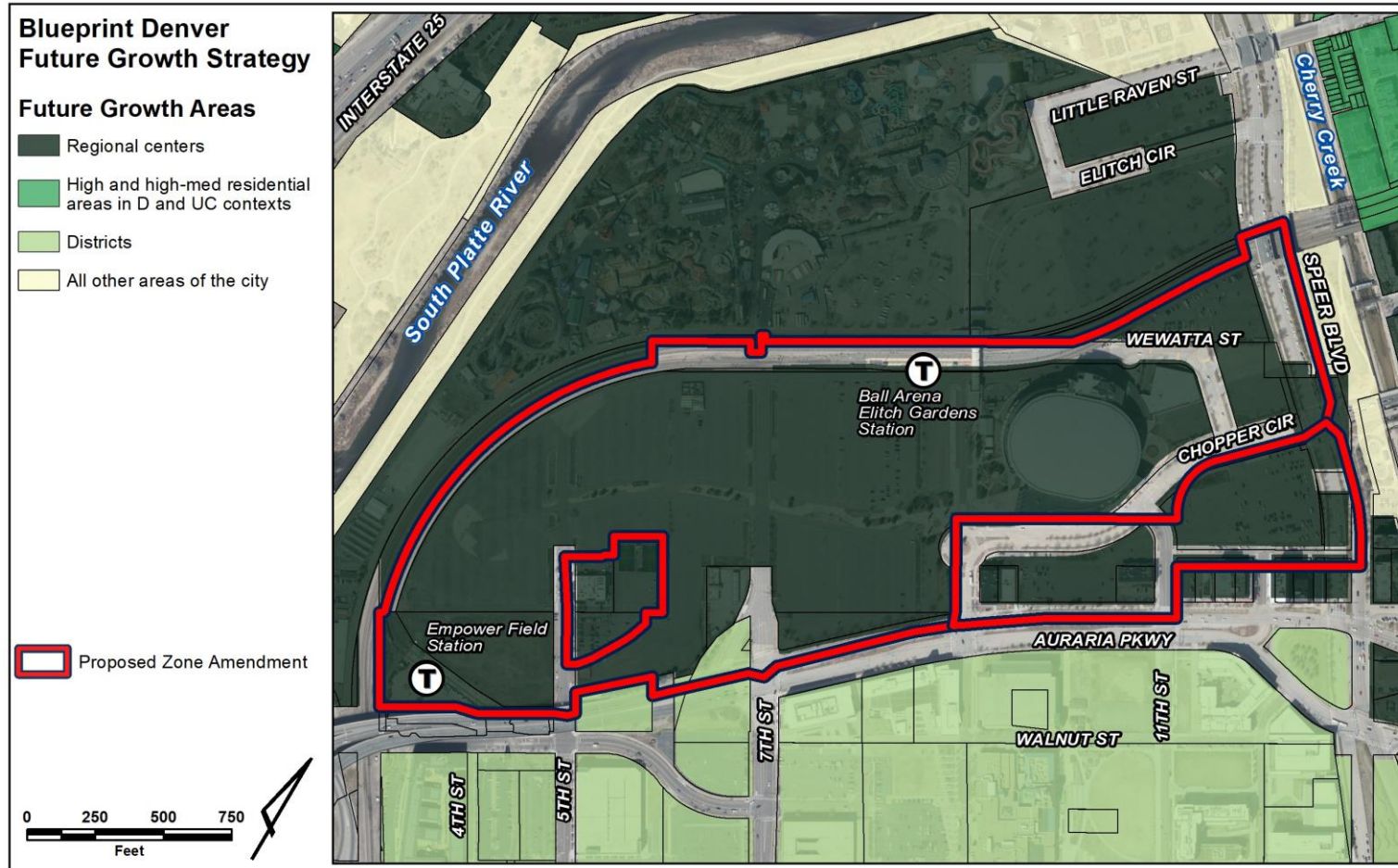


Regional Center

- Diversity of commercial and residential uses
- 24/7 live, work, entertainment environment
- High degree of urbanism
- Strong pedestrian realm
- Tall heights are common and transitions to adjacent places are minimal

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver



Regional Centers

- 50% of new employment
- 30% of new housing

Blueprint Denver

Strategies

- Capture new housing growth in transit-rich Regional Centers
- Capture 90% of new job growth in Regional Centers and high intensity residential
- Coordinated development on large infill sites
- Create walkable, transit-friendly communities

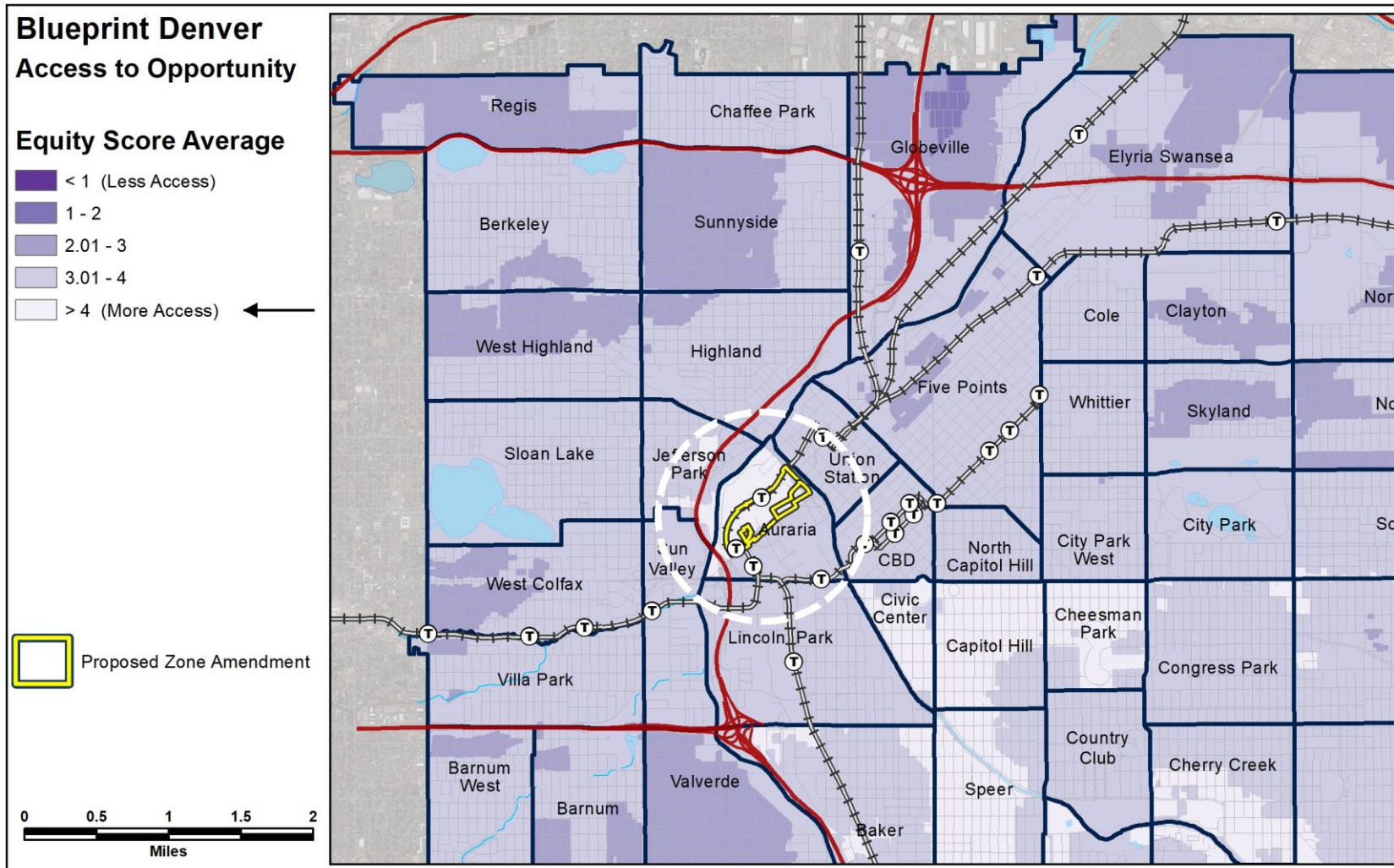
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



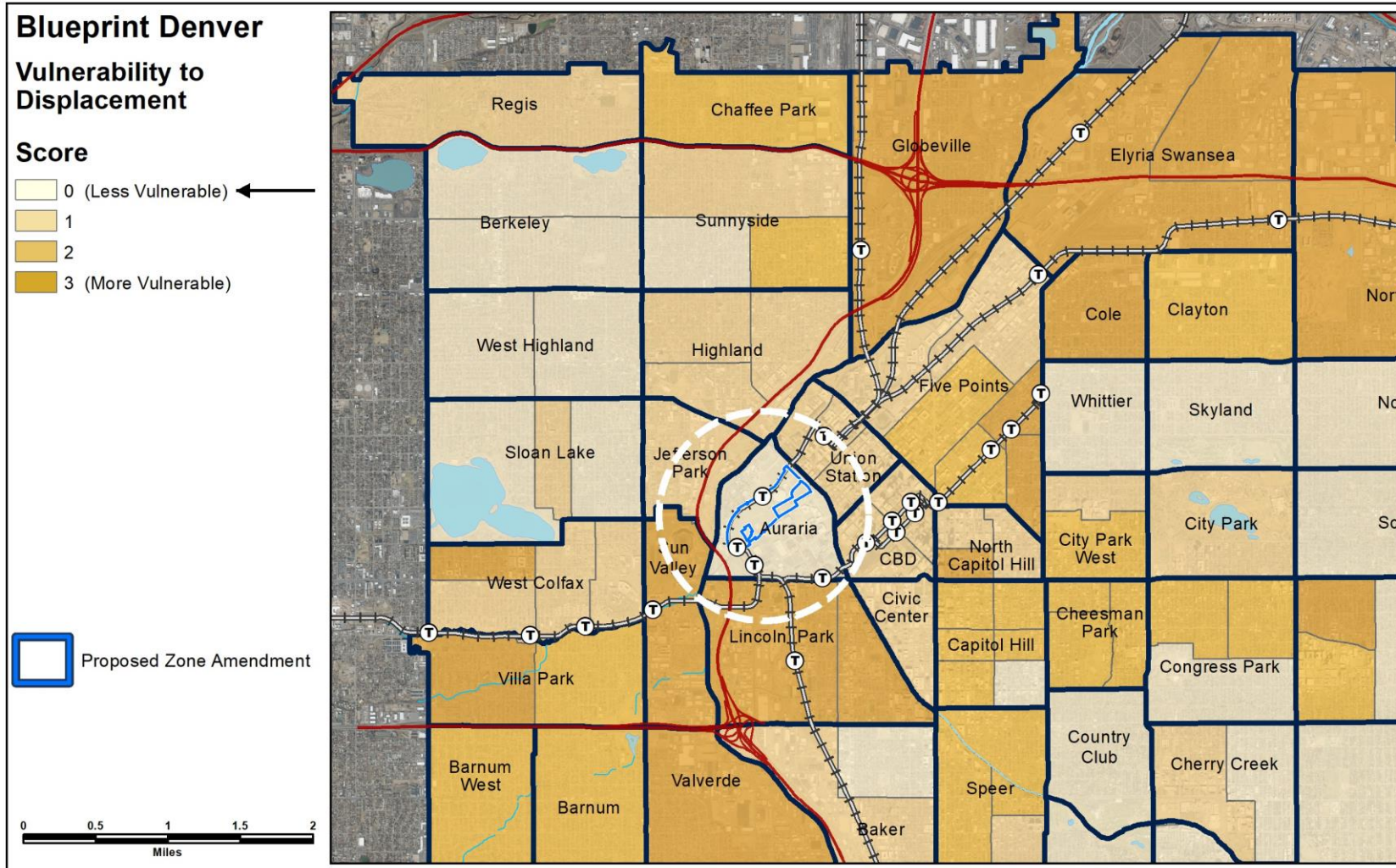
Blueprint Denver – Equity Analysis



Access to Opportunity

- High Access to Opportunity
- Access to transit
- Access to jobs, centers, and corridors
- Important to ensure development reflects a complete neighborhood

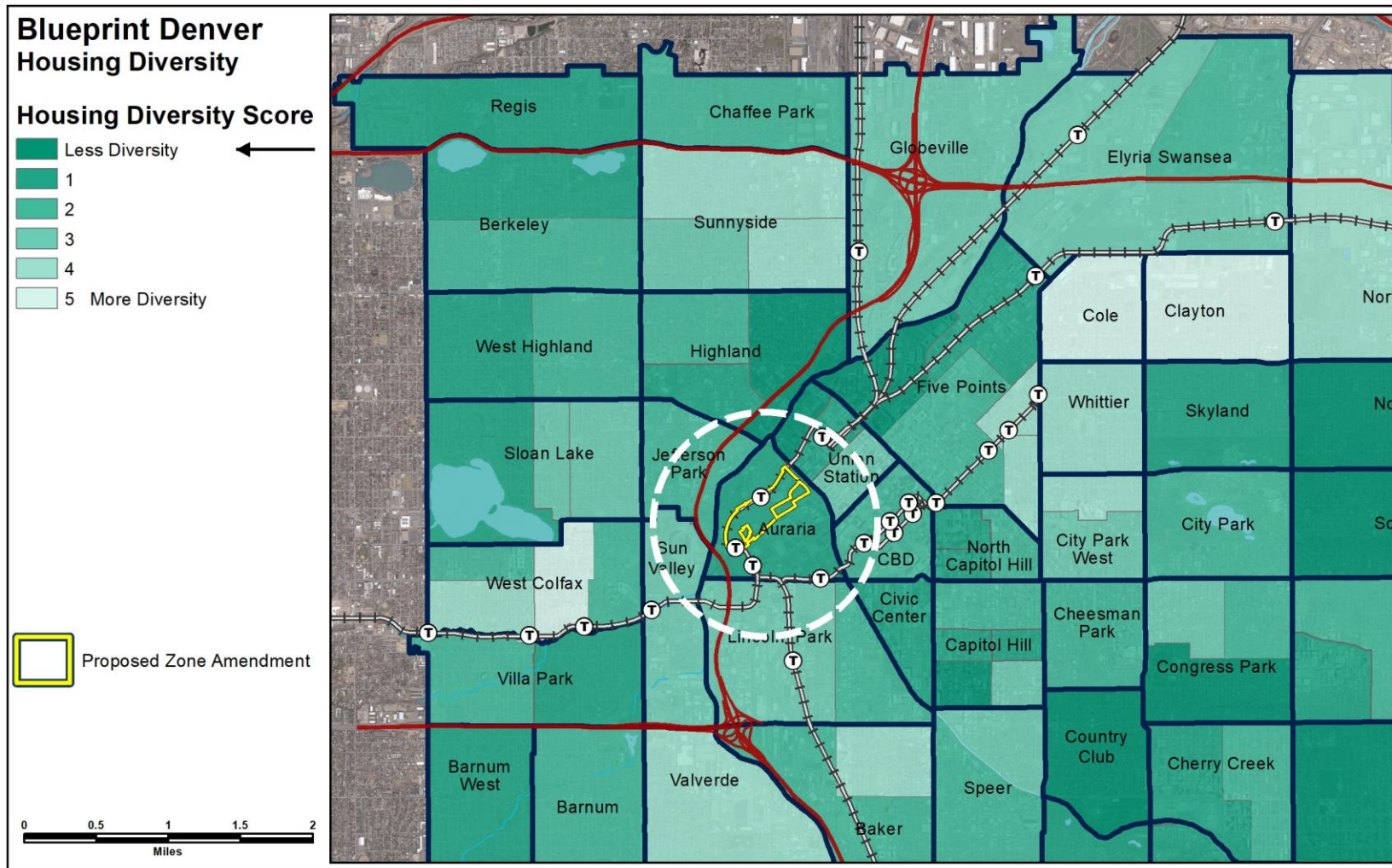
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Less vulnerable
- Due to low number of existing residents
- Important to ensure a diversity of housing, employment, and quality-of-life benefits

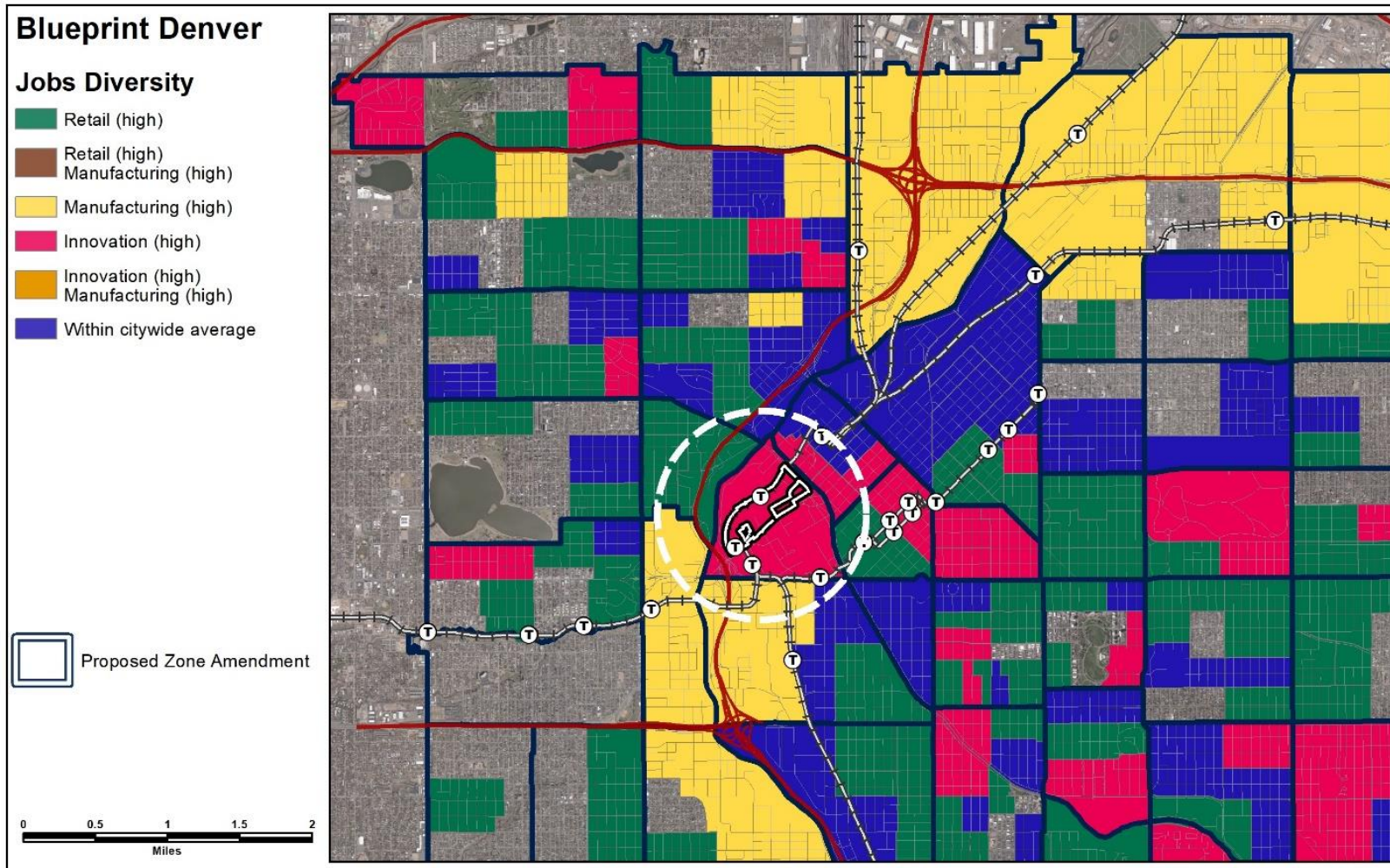
Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Less diversity
- Due to low number of existing residents
- Important to increase housing diversity in terms of cost, type, and rental vs. ownership

Blueprint Denver – Equity Analysis



Jobs Diversity

- Less diversity
- High number of innovation jobs due to proximity to AHEC
- Important to increase jobs diversity

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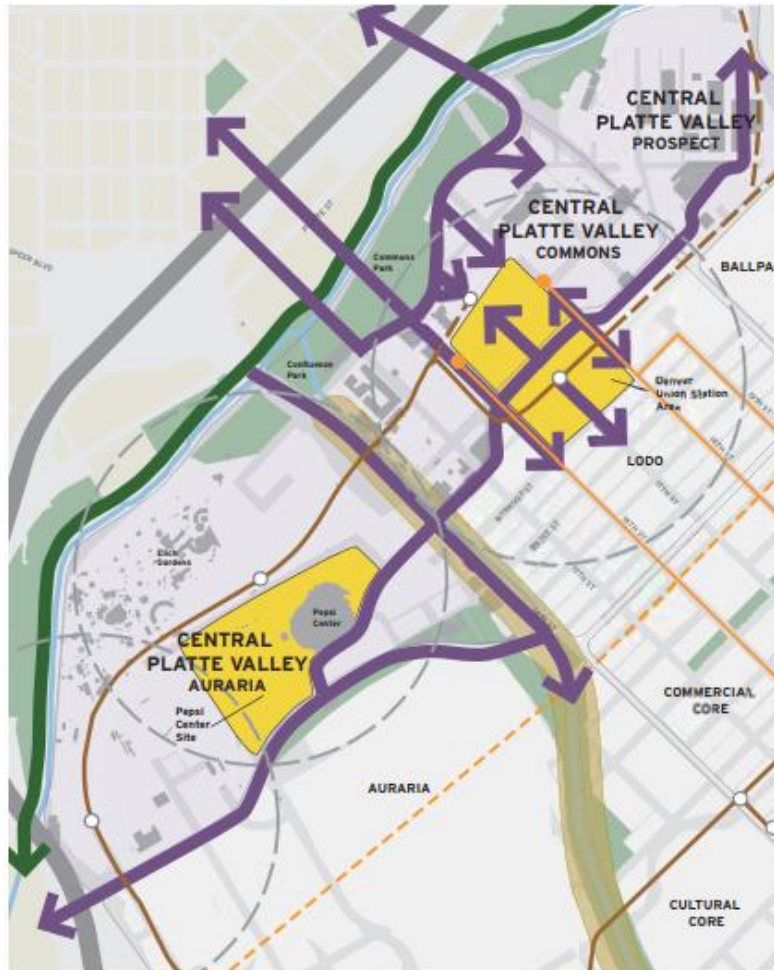
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Downtown Area Plan



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.”

Downtown Area Plan

Strategies

- Require ground floor active uses throughout Downtown through changes to zoning and design guidelines
- Use distinctive ground floor retail, or other active uses, and the street environment to reinforce district identity
- In reference to the Central Platte Valley – Auraria district: Future opportunities to densify these area are beginning to emerge as transit use increases and parking demand decreases

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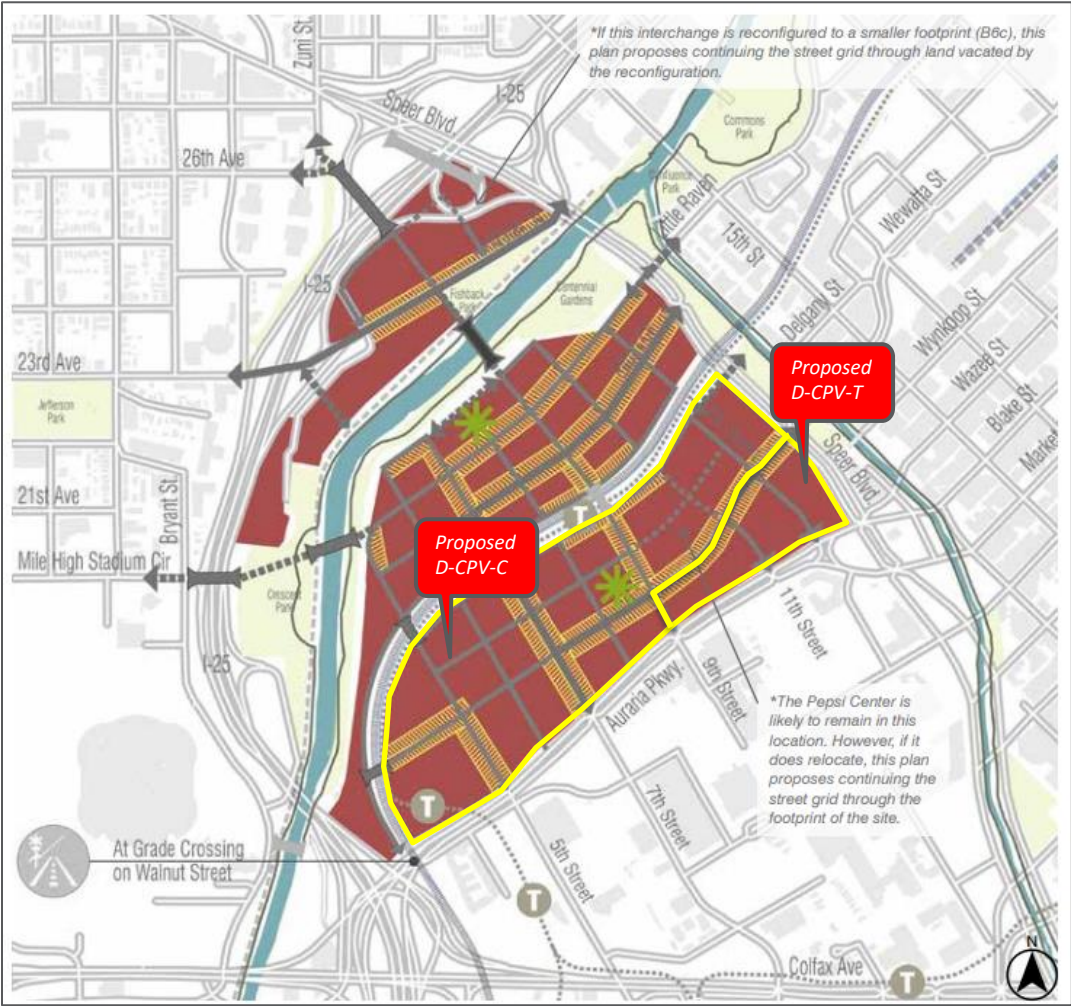
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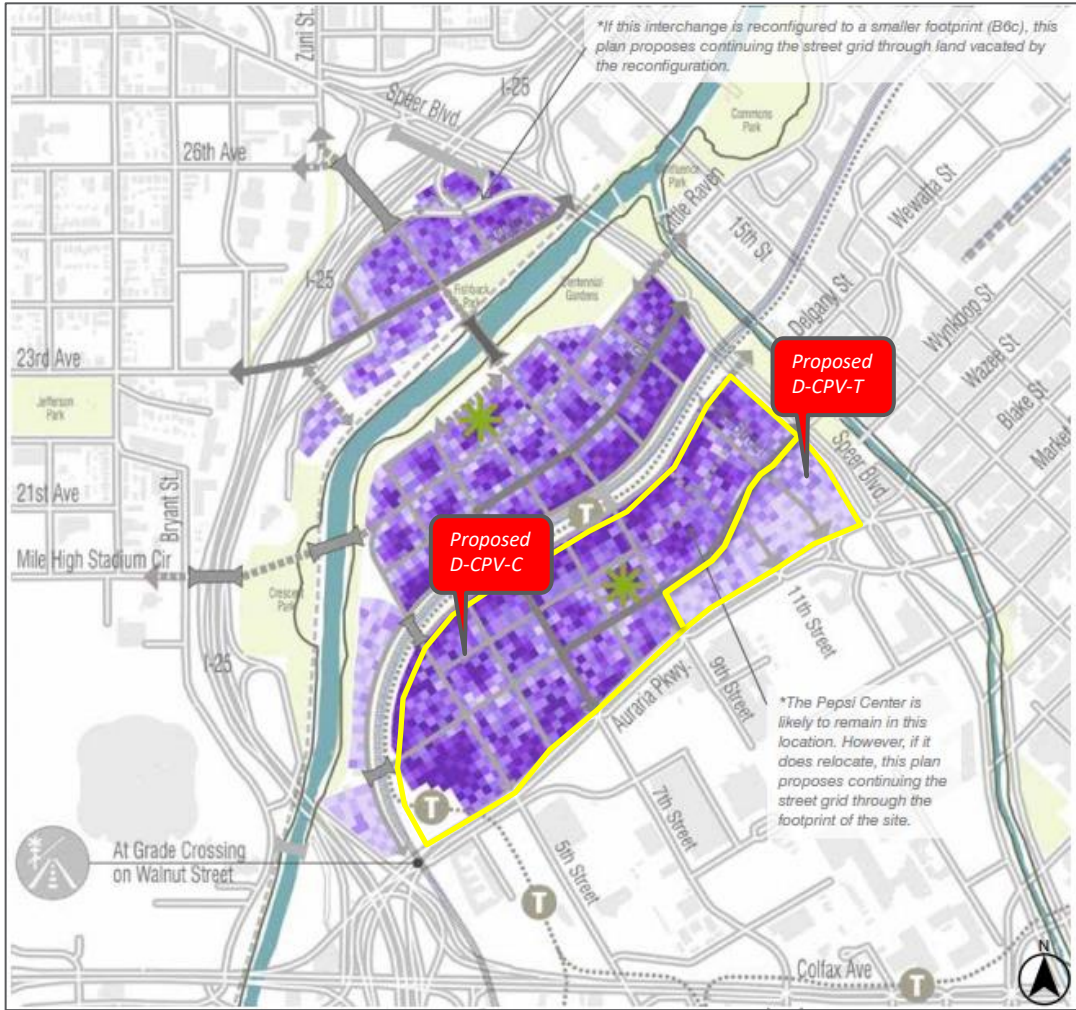
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Downtown Area Plan Amendment



-  Existing Light Rail
-  Existing CML
-  Platte Valley Trolley
-  Downtown Collector Streets
-  Local Streets
-  *Local Streets
-  Existing Ped & Bike Bridge
-  Proposed All Mode Bridge
-  Proposed Ped & Bike or All Mode Bridge
-  Proposed Ped & Bike Bridge
-  Proposed Ped & Bike Connection
-  Proposed Park/Open Space
-  Downtown (Mixed-Use)
-  Potential Active Corridor

Downtown Area Plan Amendment



- Existing Light Rail
 - Existing CML
 - Platte Valley Trolley
 - Downtown Collector Streets
 - Local Streets
 - *Local Streets
 - Existing Ped & Bike Bridge
 - Proposed All Mode Bridge
 - Proposed Ped & Bike or All Mode Bridge
 - Proposed Ped & Bike Bridge
 - Proposed Ped & Bike Connection
 - Proposed Park/Open Space
- Building Intensity**

Downtown Area Plan Amendment

Strategies

- Enable a deliberative mix of uses to create a prosperous neighborhood
- Prioritize active uses and corridors
- Promote new development that creates diverse places and activities through a variety of building densities and intensities
- Highest intensity near the rail stations
- Lowest intensity near existing buildings (such as LoDo)
- Promote high quality design through design standards and guidelines

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans
 - Transit Oriented Development
 - Provision of affordable housing through density
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
 - Retained Former Chapter 59
 - Adopted plan guidance
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

CPD recommends City Council **approve** the rezoning request 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
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