



# 1895 N. Quebec Street & 1800 N. Oneida Street

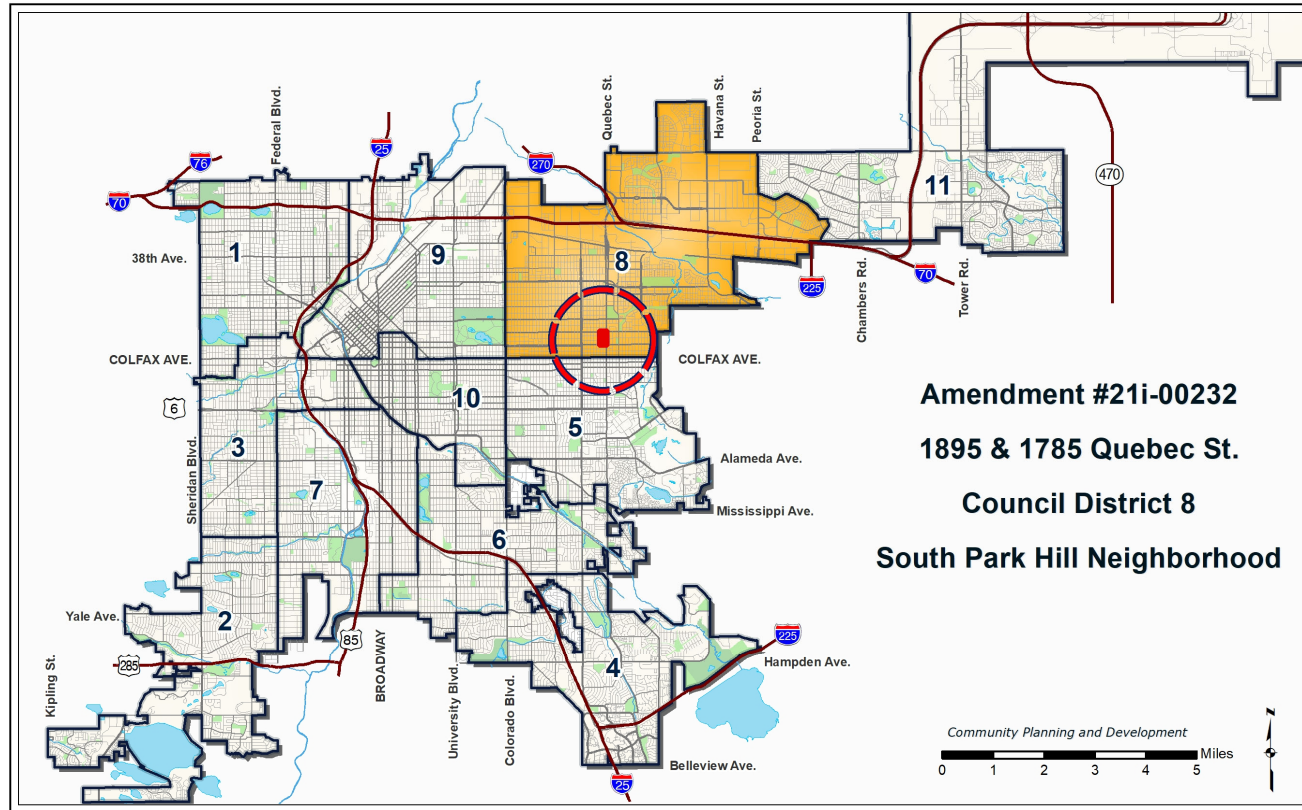
2021I-00232

Request: CMP-EI, UO-3 to CMP-EI w/waivers

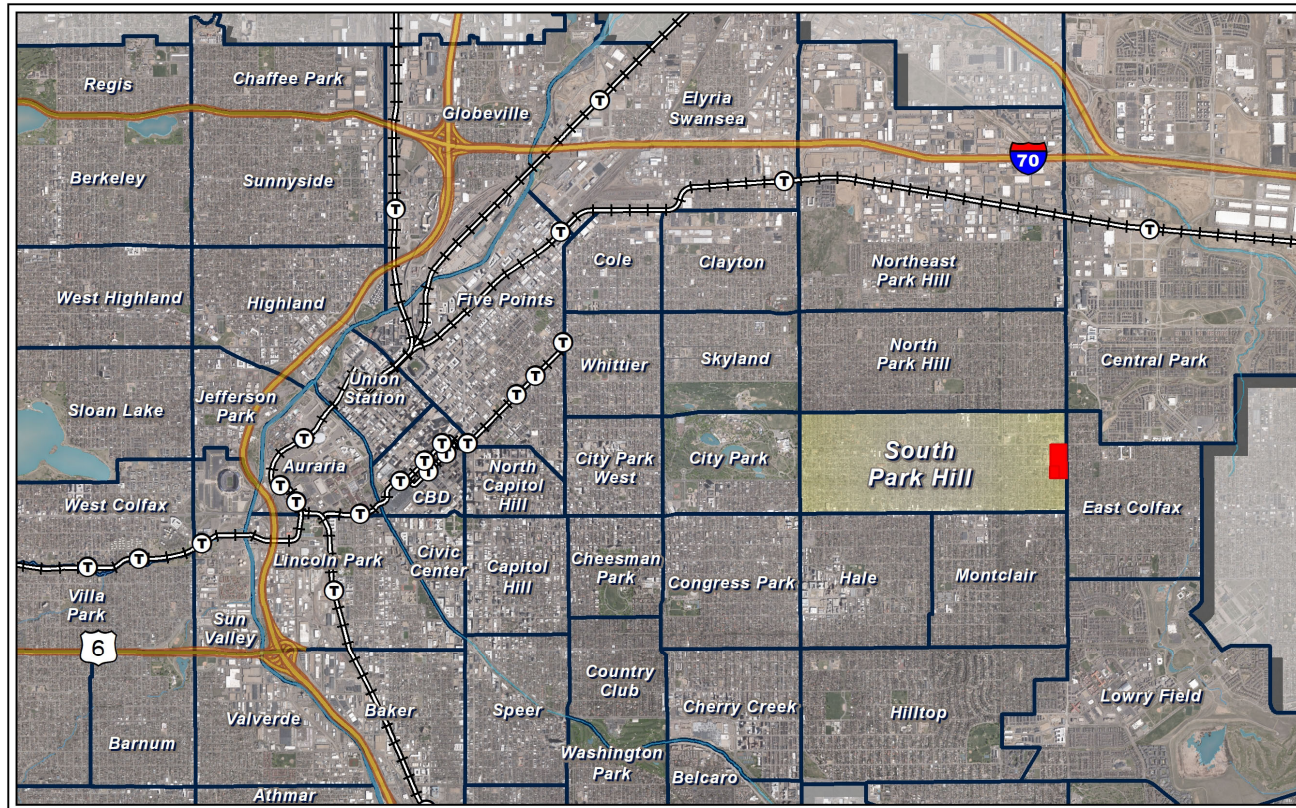
LUTI Meeting

May 3<sup>rd</sup>, 2022

# Council District 8 – Councilperson Herndon

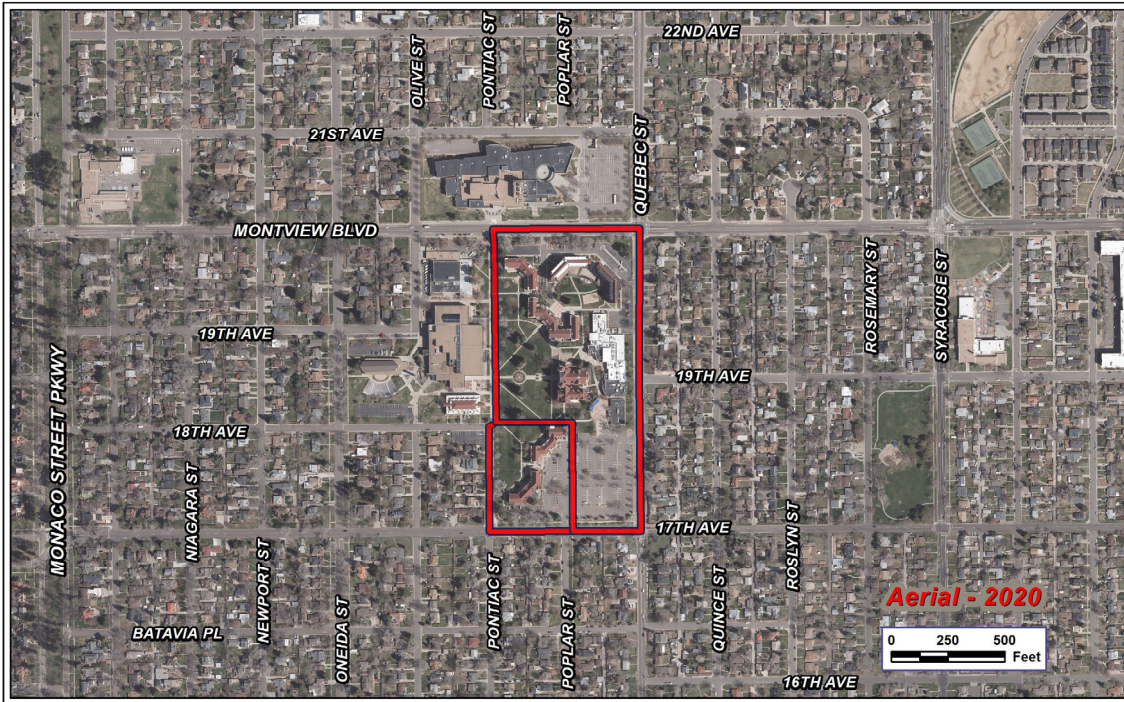


# South Park Hill Neighborhood





# Request: CMP-EI w/waivers



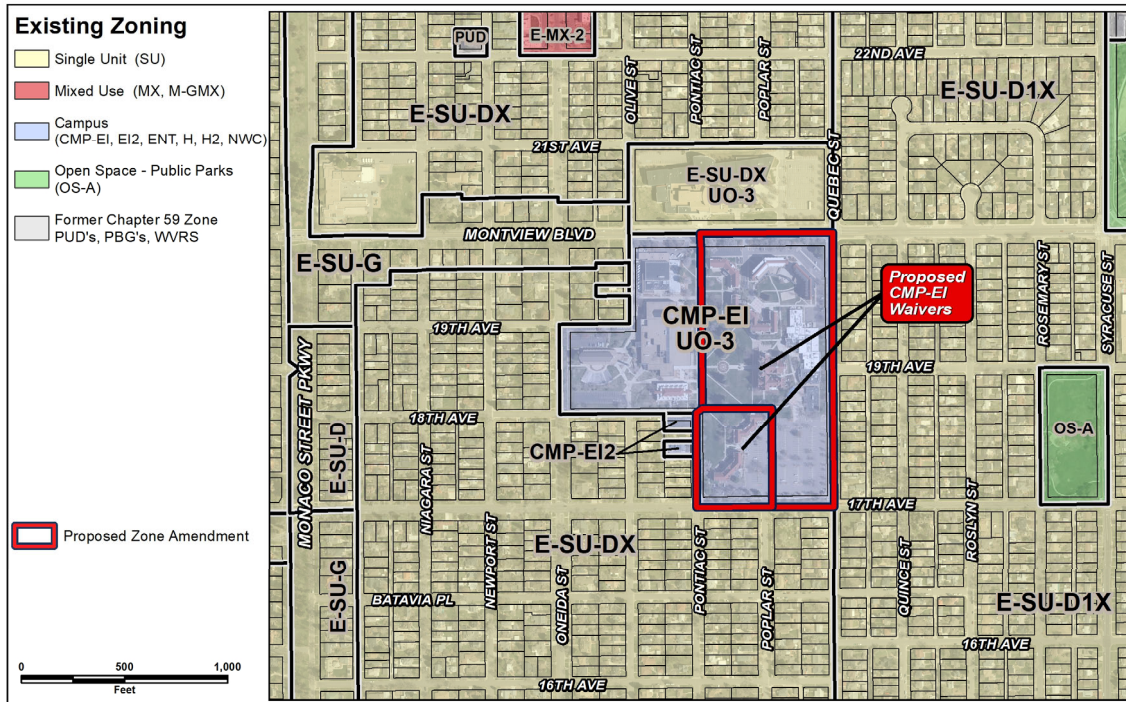
- Site Area
  - Approximately 16.76 acres (east and south parcels)
  - Remaining structures and open space
- Proposal
  - Rezoning from CMP-EI, UO-3 to CMP-EI w/waivers
    - Campus Neighborhood Context
    - Waiver to allow for *Food Preparation and Sales, Commercial, use*
    - Allows General building form
    - Large Development Framework



# Request: CMP-EI w/waivers

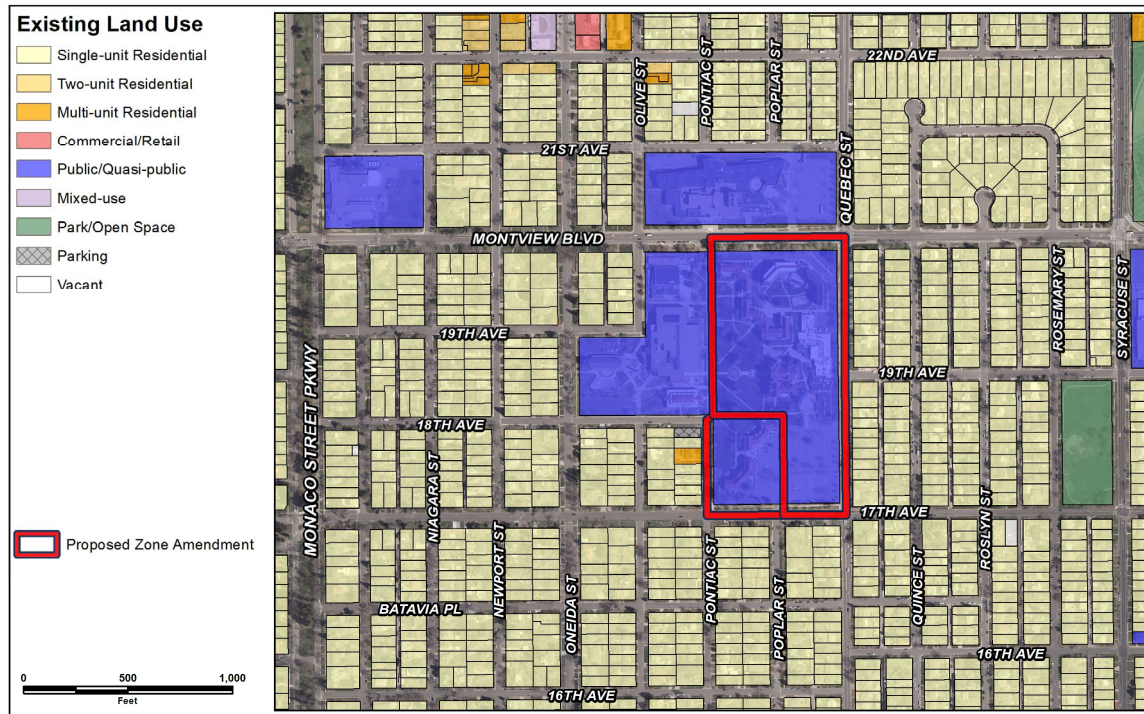
*Waive the “NP” (Not Permitted Use) zoning review procedure for the Food Preparation and Sales, Commercial use in the Industrial Services use category in District Specific Standards in the Denver Zoning Code Section 9.2.8.5, and instead shall be “L-ZP” (Permitted Use with Limitations). The intent of the waiver is to allow the Food Preparation and Sales, Commercial use, subject to applicable use limitations.*

# Existing Zoning



- **Current Zoning:** CMP-EI, UO-3
  - Maximum building heights and upper story setbacks provide transition to residential uses
  - Variety of educational, residential, and office uses allowed
  - Historic Structure Overlay (UO-3)
- **Surrounding Zoning:**
  - E-SU-Dx
  - E-SU-Dx, UO-3
  - E-SU-D1x
  - E-SU-G
  - OS-A

# Existing Land Use



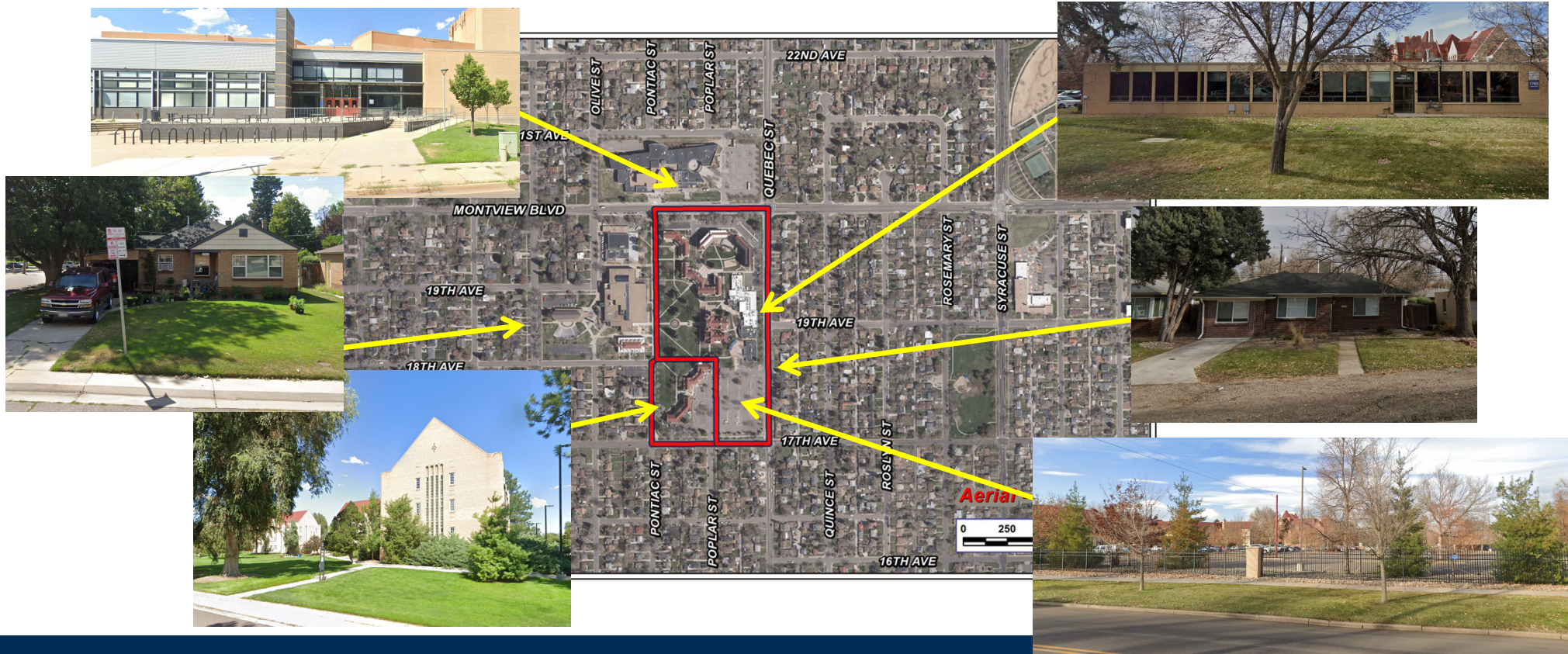
Land Use: Mixed- Use

## Surrounding Land Uses:

- Multi-Unit Residential
- Commercial/Retail
- Parks/Open Space



# Existing Built Form/Scale



# Process

- Informational Notice: 2/18/2022
- Planning Board Notice: 4/5/2022
- Planning Board Public Hearing: 4/20/2022
- LUTI Committee: 5/3/2022
- City Council Public Hearing (tentative): 6/20/2022
- Public Comment
  - No public comment

# 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



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *East Area Plan (2020)*

### 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

# Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

# Consistency with Adopted Plans: Comprehensive Plan 2040

## Equity

- 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).



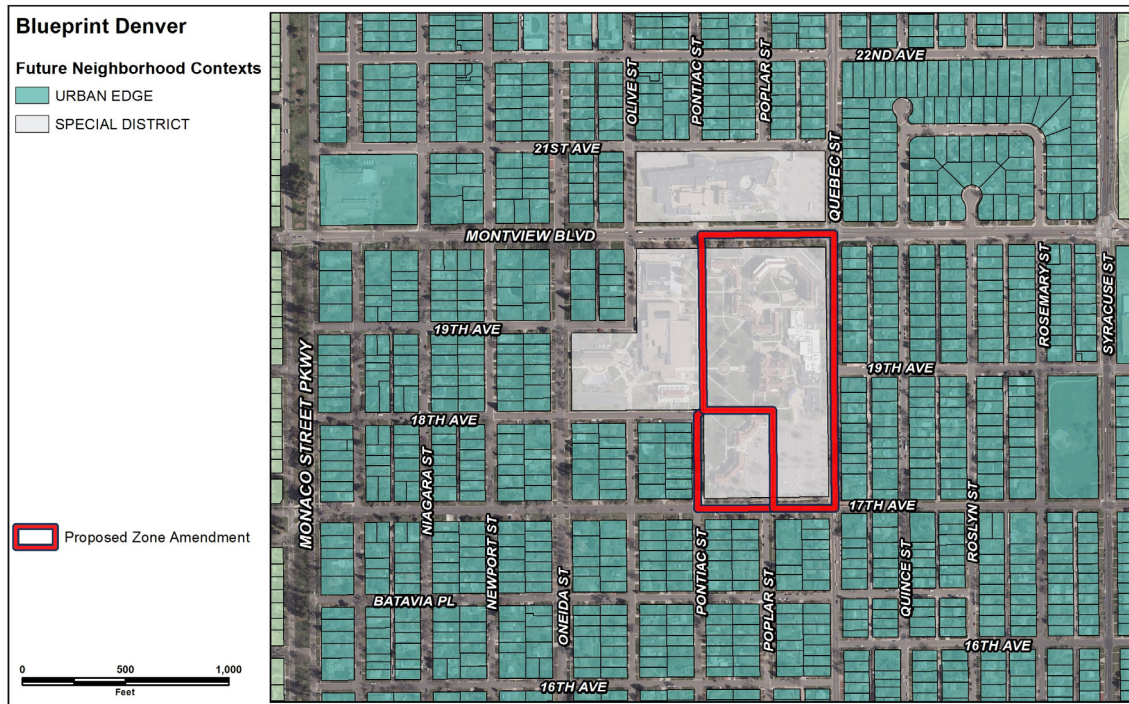
## Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



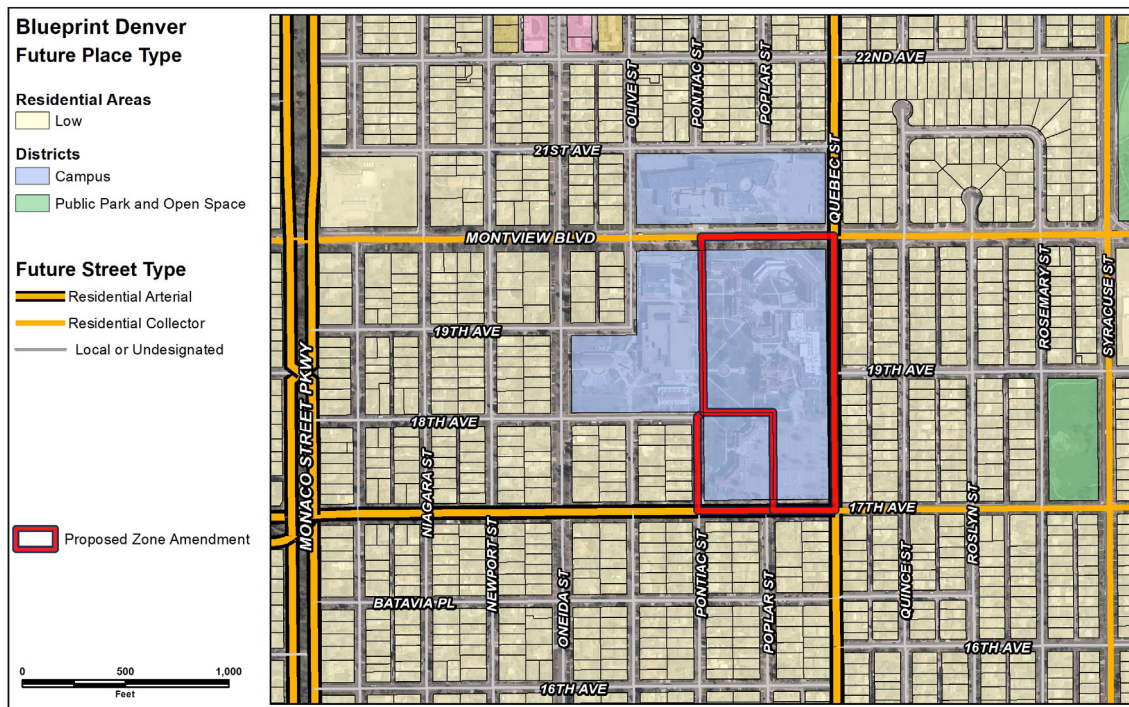


# Consistency with Adopted Plans: *Blueprint Denver*



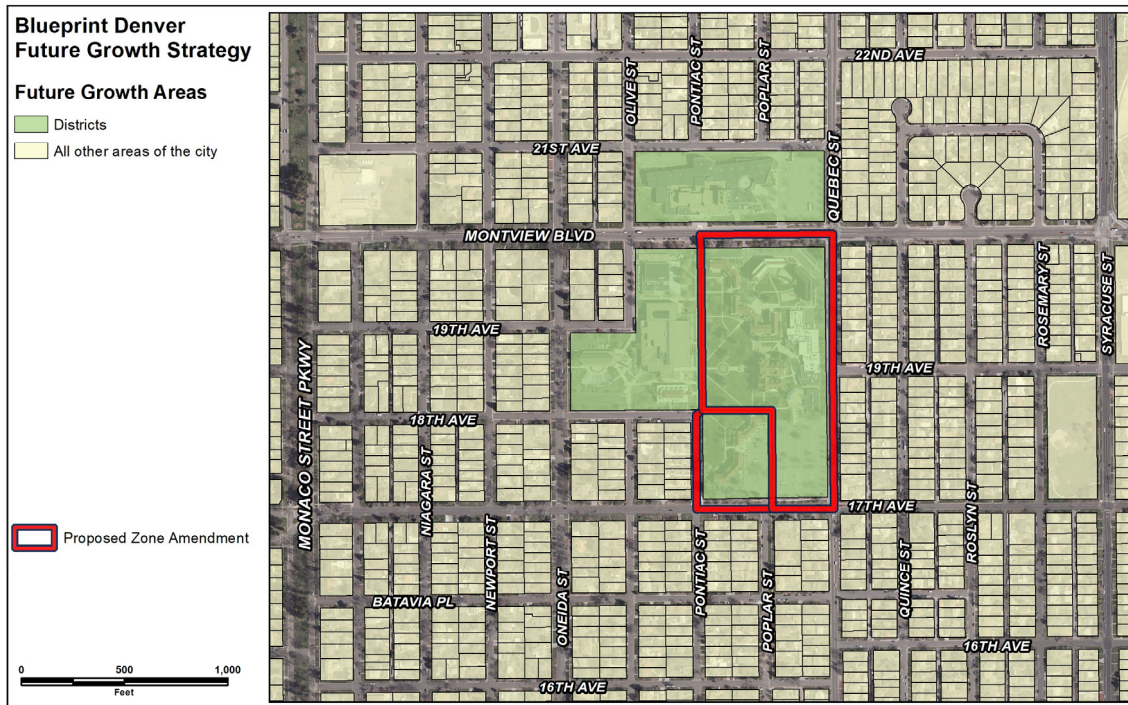
- **Special District**
  - Serve a specific purpose, usually highly specific based on uses, such as education, industry or healthcare
  - Offer a diverse range of amenities and complementary services to support the district's purpose
  - Buildings vary in size and form and multi-story, mixed-use buildings are typical

# Consistency with Adopted Plans: *Blueprint Denver*



- **Campus**
  - Primary purpose such as education or medical services
  - Provide retail, restaurants, offices and residential uses to support the primary use and serve the surrounding neighborhoods.
  - When adjacent to lower intensity development, campuses should transition gradually to respect the surrounding neighborhood.
- **Future Street Type**
  - Montview Boulevard: Residential Collector; Quebec St and 17<sup>th</sup> Avenue: Residential Arterial

# Consistency with Adopted Plans: *Blueprint Denver*

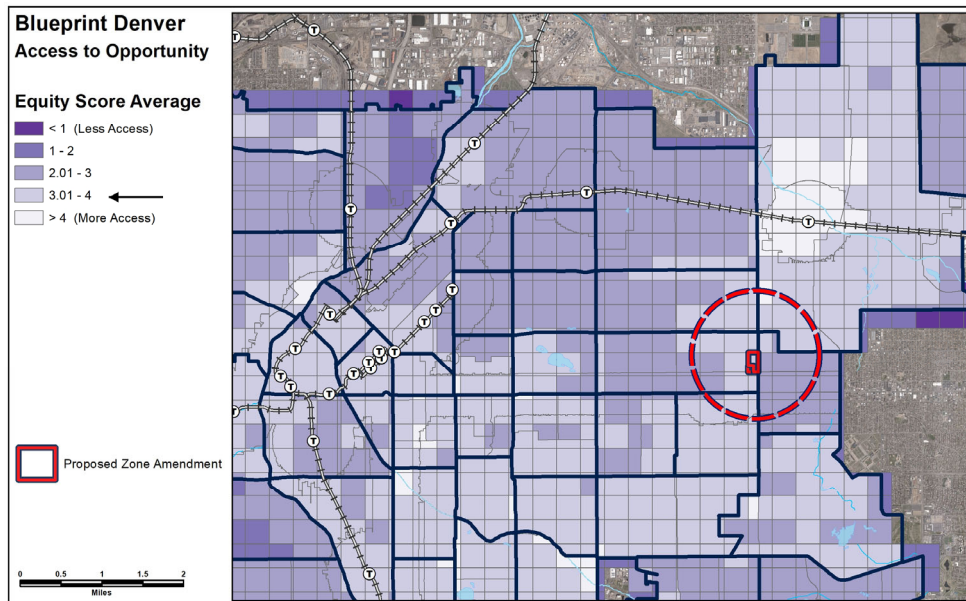


- Growth Areas Strategy:  
All other areas of the city
  - 15% jobs by 2040
  - 5% housing by 2040



# Consistency with Adopted Plans: *Blueprint Denver*

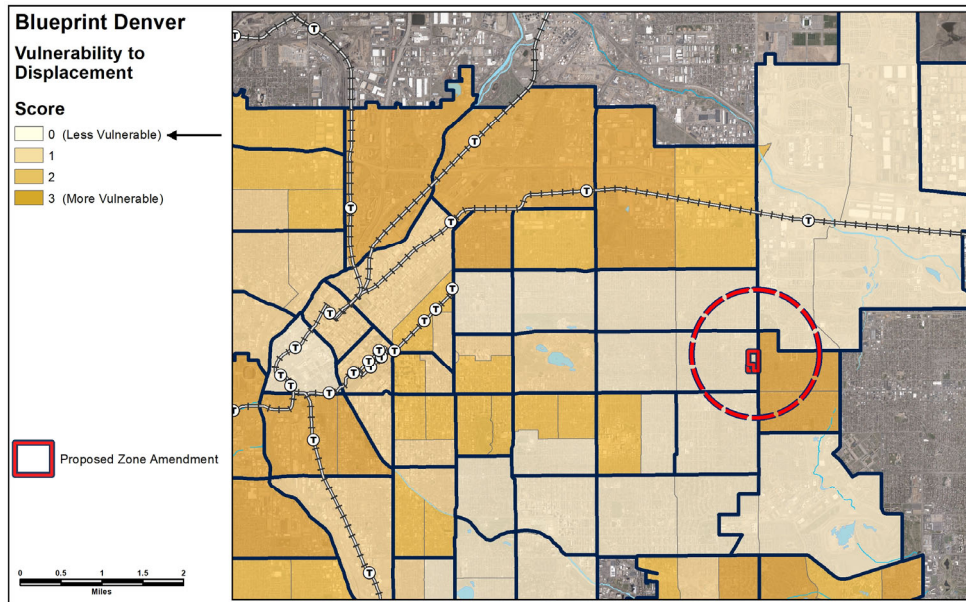
## Blueprint Denver - Access to Opportunity



- High access to opportunity (social determinants of health, access to healthcare, child morbidity and built environment subjects)
- Moderate park and fresh food access
- Less equitable access to transit

# Consistency with Adopted Plans: *Blueprint Denver*

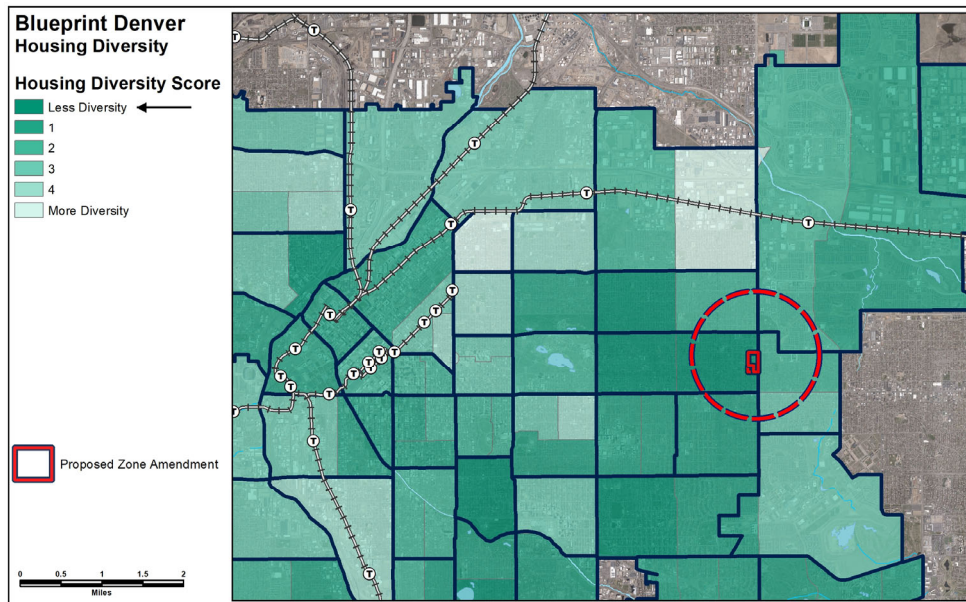
## Blueprint Denver - Vulnerability to Involuntary Displacement



- Low vulnerability to involuntary displacement
- Application will not have a negative impact on this measurement and no housing or business will be displaced as a result.

# Consistency with Adopted Plans: *Blueprint Denver*

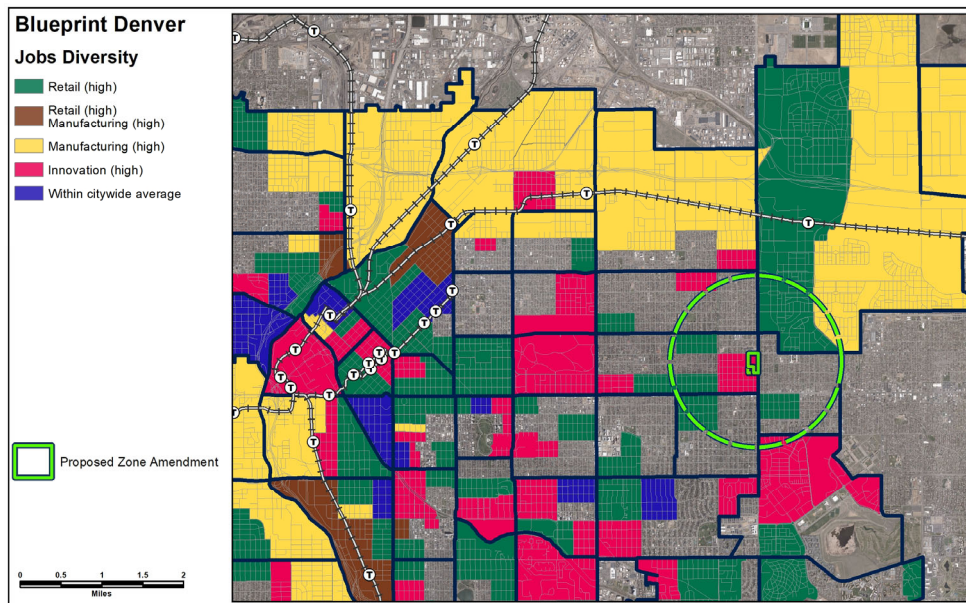
## Blueprint Denver– Expanding Housing and Jobs Diversity



- Overall low housing diversity:
  - percentage of middle-density housing (housing with 2-19 units)
  - home size diversity
  - ownership vs. rental
  - housing costs
  - number of income-restricted units
- Maintaining base zone district allows for multi-family
- Provision of affordable housing

# Consistency with Adopted Plans: *Blueprint Denver*

## Blueprint Denver– Expanding Jobs Diversity



- Mix of jobs dissimilar to the city's overall mix of job types with above average number of jobs per acre
- Adding additional services provides job opportunities for the community



# Consistency with Adopted Plans: *Blueprint Denver*

## Redevelopment of Institutional Sites

Land Use and Built Form: General Policy 6, Strategy B and Strategy D says, *“Consider changes to the zoning code that would allow greater land use flexibility for these types of sites that vacate, such as appropriately scaled higher-density housing or limited neighborhood services”* and *“Study potential revisions to the campus zone districts to better reflect the intent of these districts to apply to true, actively functioning campuses”*

## Healthy Foods and Active Living

Quality-of-Life: General Policy 8, Strategy A says, *“Evaluate city regulations to remove barriers to community-supported agriculture and to expand access to fresh food and produce”*

## Custom Zoning

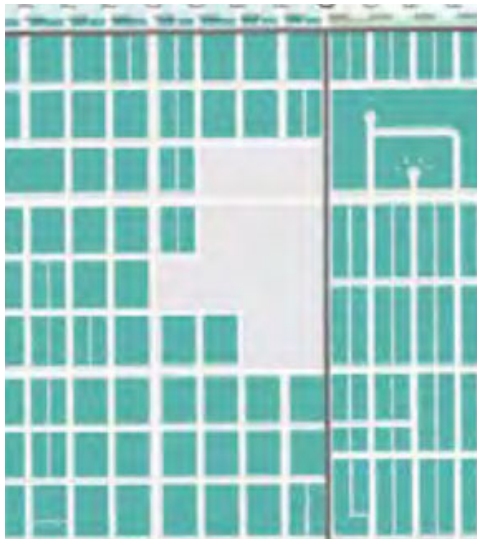
*“Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances.”*

# Consistency with Adopted Plans: *East Area Plan*

## Recommendations

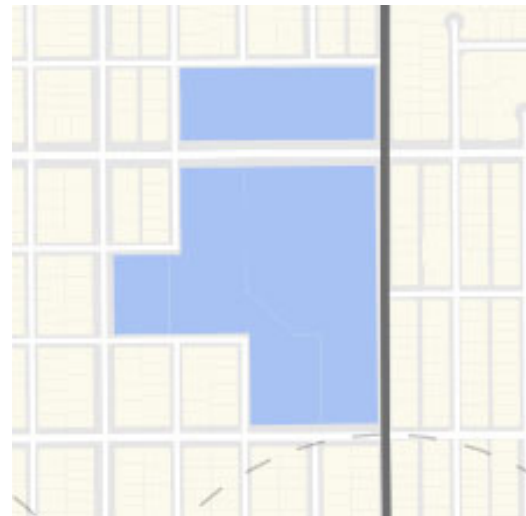
- Continued use as an educational campus is supported and if a new property owner proposes to change the use from an educational campus, more detailed planning required
- Large Development Review (LDR) for campus redevelopment
- Provision of housing affordability, publicly accessible open space, community-serving uses & incubator space, job training, access to healthy food, and adaptive reuse of buildings

# Consistency with Adopted Plans: *East Area Plan*



## Context: Special District

large schools, hospitals, large parks and civic spaces. They may require special rules for building form and height and contrast with the surrounding character. In the East Area, districts include: Rose Medical Center and surrounding medical uses, Johnson & Wales University campus, and Denver School of the Arts.



## Future Place: Campus

Typically dominated by a single, large institutional user

Some supporting retail and residential uses may occur



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

### 3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Adaptive reuse of structures and introduction of community-serving uses

### 4. Justifying Circumstances

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

# Review Criteria

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1. Consistency with Adopted Plans
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3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - 12.4.10.8.A.4.c. “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: b. a City adopted plan.”
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

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# CPD Recommendation

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