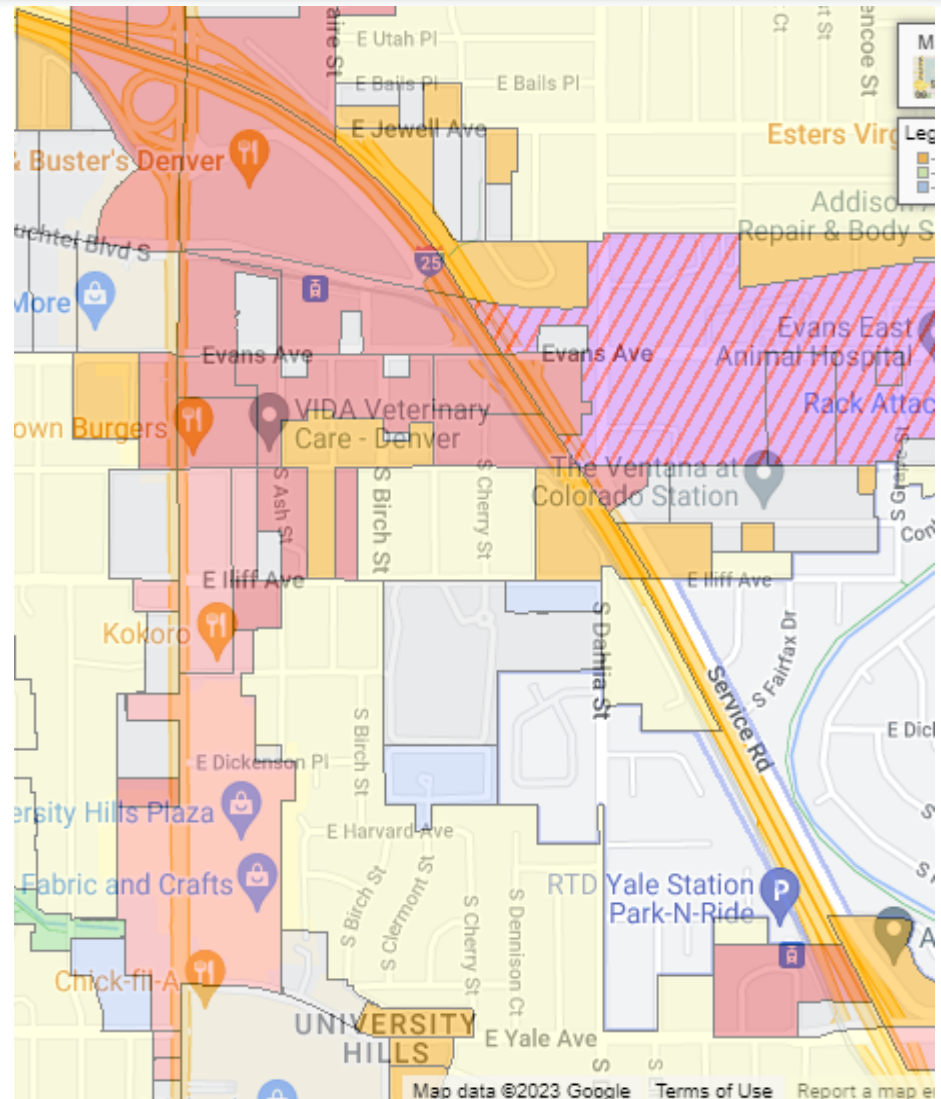


University Hills North

- Small Subset of University Hills Statistical N'hood
- Mixed-Use, Mixed-Housing, Mixed-Income
- Variety of Zone Districts
- 2 Light Rail Stations
- Lots of New Development



About 45 square-ish blocks

In comparison:

- U-Park—across Colo Blvd—is 216 square blocks.
- Virginia Village – to the north – is 280 blocks.

U-Hills North: A Welcoming Mixed-Use, Mixed-Income Neighborhood



Colo Light Rail Station



Preschool



Typical SU



Triplex

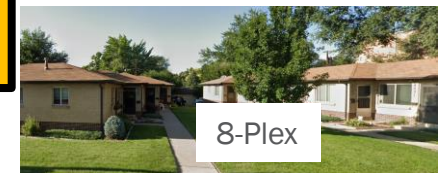
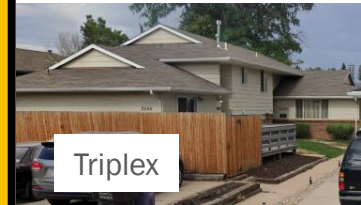


Commercial on East Edge



Multi-Family

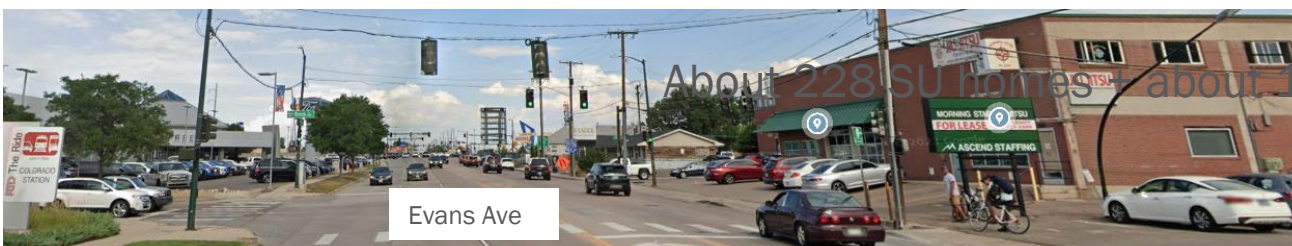
- About 380 SU houses
- About 1,500 Multi-Family units
- 3 Schools
- Churches & Mosque
- Retail
- Office



8-Plex



Colo Blvd



Evans Ave



Mosque



Church

About 228 SU homes + about 1,500 MU

- 1912 – Dutch Settlers purchased 10 acres at Iliff & Bellaire & formed the Society Bethesda for Consumptives
- 1912-1950, Bethesda served 1000s of tuberculosis patients.
- 1950 - Bethesda was converted to a psychiatric hospital.
- 1950s – 1960s – neighborhood developed with modest single-family homes, small-scale multi-family & retail along the commercial corridors.
- 1972 – Dutch community opened a nursing home for elderly. (It exists today as Clermont Christian Living.)
- 1986-Present – Colorado Center development (Urban Center Context – existing 16 stories)
- 1993 - Bethesda Hospital closed (Bethesda Chapel is a Denver Landmark.)
- 2000 - Denver Academy purchased Bethesda
- 2002 – Light Rail opens
- 2002-Present - Construction of new multi-family
- 2010 – Denver Zoning Code creates inconsistency

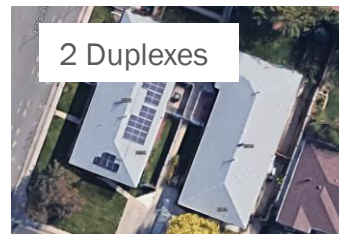
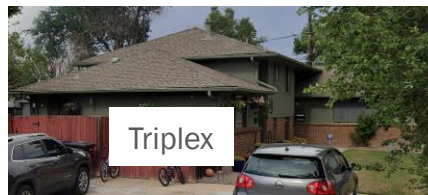
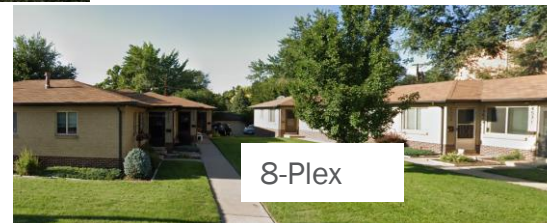
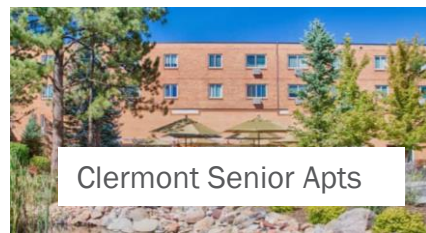
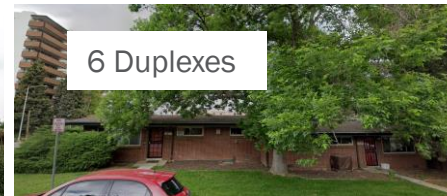
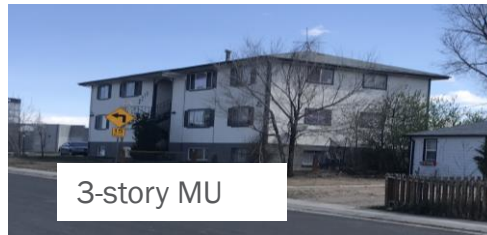
Planning Efforts

- N'hood advocates for planning for years
- Since 2015 – CW Black works with neighbors, advocates for planning
- 2018 – RNO works on NPI Toolkit
- 2019-2020 – RNO creates a plan
- 2021-2023 – NPI
- 2023 – Leg rezoning implements NPI recommendations

There's been massive transformation in recent years with new development primarily between Evans & Iliff (mostly **in about 13 blocks which also includes 3 schools, churches, mosque, retail, office, and more.**)

- U-Hills North is a subset of the statistical University Hills neighborhood and is much more dense with mixed-income & mixed use.
- Older, existing mixed housing includes small apartments, garden court, single-unit
- The DECO: 5 stories, 350+ units
- Cameron: 5 stories, 350+ units . **(RNO supported zoning from C-MX-3 to C-MX-5 and negotiated a Good Neighborhood Agreement with developer.)**
- Observatory Heights: 79 3-story townhomes that were built on the low-scale campus of a former school
- Multiple townhome and slot home developments replacing single-family homes already built plus more underway.
- Planned 8-story apartments on SW corner of I-25 & Evans. **(RNO supported zoning from C-MX-5 to C-MX-8 and negotiated a Good Neighborhood Agreement with developer.)**
- 12 story development anticipated for the SW corner of Colorado & Evans. **(RNO supported rezoning from C-MX-5 to C-MX-12 and negotiated a Good Neighbor Agreement with developer.)**
- **3 multi-family at Yale Station including 1 senior affordable, 1 workforce, 1 market rate**
- Colorado Center TOD – plans for future housing including **100% affordable**
- **Affordable Housing Developers looking at 4 properties that are being rezoned.**
- More development is likely due to the proximity to light rail, houses being demolished, properties for sale.

Older “Missing-Middle” & Multi-Family

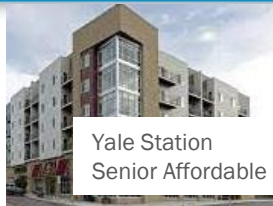


Newer Multi-Family

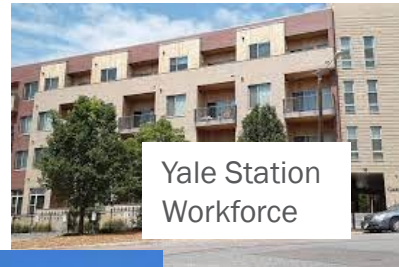
And More on the Way



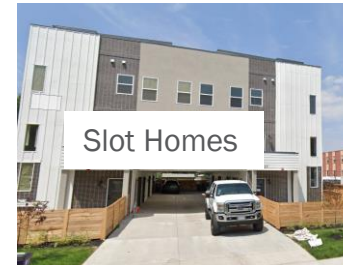
Yale Station
Mkt Rate



Yale Station
Senior Affordable



Yale Station
Workforce



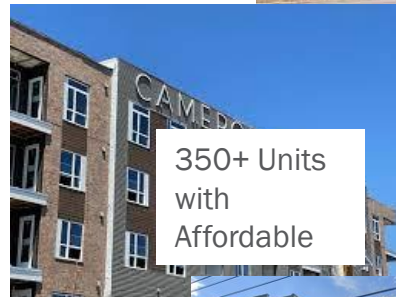
Slot Homes



Slot Homes



350+ Units



350+ Units
with
Affordable



Slot Homes



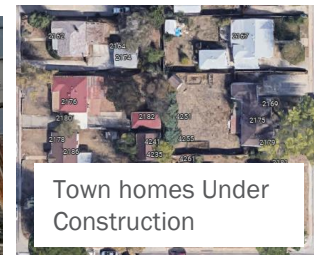
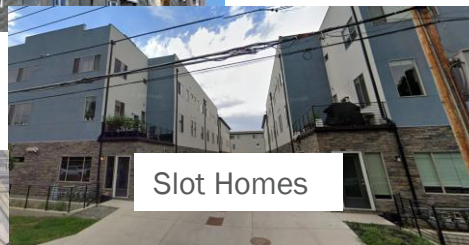
Slot Homes



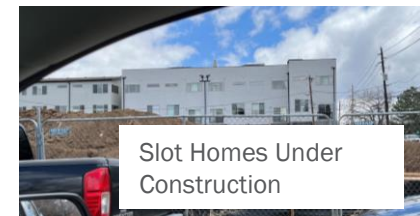
79 For Sale
Townhomes



Slot Homes



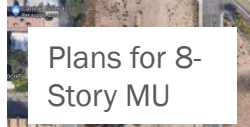
Town homes Under
Construction



Slot Homes Under
Construction



Zoned for 12-
stories – directly
across from
Colo Station



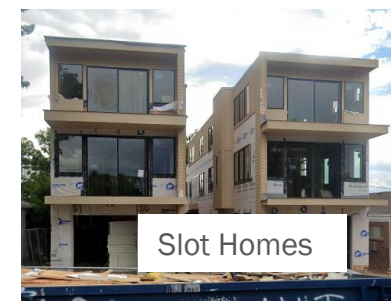
Plans for 8-
Story MU



Senior with
Affordable –
Across Yale



Colo Center - Plans for MU



Slot Homes

Decades of Community Outreach & Advocacy

OUTREACH: RNO actively engages with council member, city AND reaches out to all residents, owners, businesses includes fliers, yard signs, social media, social events, email.

PLANNING: For decades, the community passionately advocated for a neighborhood plan to ensure better outcomes while welcoming more density.

- 2018 NPI Tool Kit
- Tried to work with Heart & Soul Foundation for a plan.
- Worked with STANTEC & CU Denver graduate students to create a plan that shows scaled-down heights from Evans south. Informs NPI.
- CW Black fought to get n'hood in Near SE Area Plan.

University Hills North Livable



Building Form

- Neighborhood Integration**
 - Buildings step down along transition edges to blend into the neighborhood
 - Building mass variation
 - Small multi-unit buildings, limit to 4 units/lot
- Architectural Interest**
 - Facade articulation and exterior architectural detailing with quality materials
 - Varied building materials, Varied roof line
- Diverse Housing**
 - Unit variety within Apartments, Town Homes, Garden Courts, Duplex, Single Family Homes
 - 405 3+ bedroom units for the missing middle

Transit Demand Plans

- Automobile Management**
 - On-street parking options
 - Off-street truck under parking, or behind
 - Car Share options
- Alternative Mobility Offerings**
 - Bike Parking 1/2 units
 - Transit passes
 - Shared neighborhood streets with bike lanes
 - Bike & scooter share
- Connections**
 - Enhance arterial connections to & from large developments
 - Mitigate heavy traffic on Warren Street

A Strategic Vision Walkable



Neighborhood Feel

- Enhance the Public Realm**
 - Traffic calming strategies
 - Setbacks, deeper and more consistent with the current condition that can be used for public space activation and green space
 - Building coverage no more than 50% lot in transition areas
- Activated First Floor**
 - Mixed use buildings along arterial roads
 - Deep sidewalks for patio & plaza space
 - Increased street presence with porches & patios
 - A "front lawn" landscape

Quality of Life

- Expanded Green Space**
 - Add to the neighborhood tree canopy
 - Preserve existing trees with a caliper over 5"
 - 5' tree lawn with trees along neighborhood streets
 - Park space included in large developments
 - Roof Top patio for green space access
- Increased Public Access**
 - Maintain access to Public Green Space at 1 acre/40 units
 - 5' detached sidewalks throughout the neighborhood
 - Dog & Waste Plans within each development

The community welcomes more development – especially affordable housing - but wants improved outcomes that come from a plan, like height transitions.

Near Southeast Area Plan

2021-2023

Outreach:

- Extensive CPD outreach including multiple mailings to all property owners with important info and inviting them to participate.
- CM Kashmann & Black sent 4 additional mailings to all property owners.
- Extensive social media, printed and e-newsletter outreach.
- Yard signs throughout neighborhood.
- 44 in-person and virtual outreach events including town halls, festivals, community events.
- U-Hills RNO extensive outreach to residents & property owners (emails, signs, fliers) as well as multiple meetings.
- Community Contacts:
 - 7255+ Survey Responses
 - 5419+ Comments
 - 4082+ Touchpoints
 - 1082+ In-Person Interactions
 - 39+ Community Events & Meetings
 - 10 Focus Groups
 - 5 Community Workshops

With multiple opportunities to participate since 2021, thank you to those who provided input!

Their participation resulted in this Plan.

Outcomes:

- Steering Committee Approved Near Southeast Area Plan and voted to support this rezoning.
- CW Black applies for legislative rezoning to align with Plan - with support of Steering Committee, RNO, individuals, property owners
- Denver Academy applied to rezone from FC59 H-1-B to CMP-EI2 with 3-story waiver to align with Plan

Proposed Rezoning to Align with Recommendations

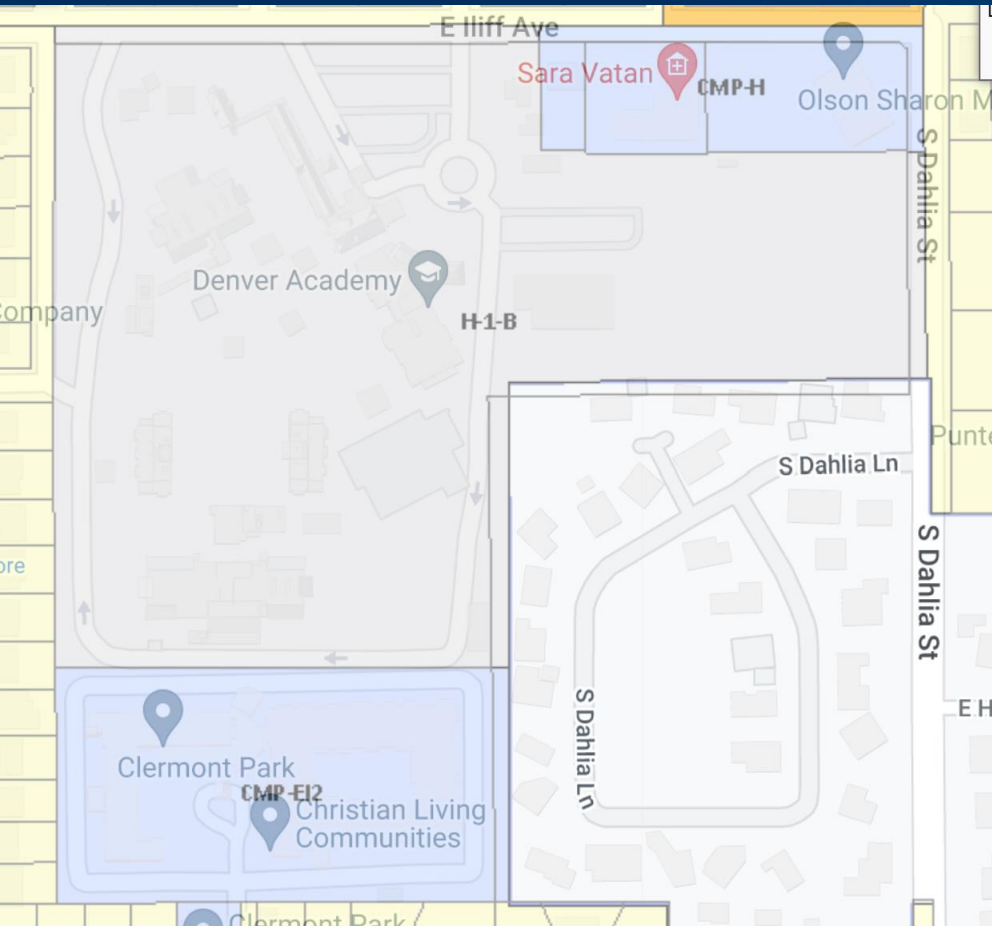
1. **Yale Station:** Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5. (Because of waivers and set-backs, the developable area is similar for both zone districts). **PER 5.3.23 PLANNING BOARD REC, THIS WILL BE CHANGE TO S-MX-8**
2. **Colo Station:** Rezone 2 parcels in Former Chapter 59 to C-MX-16. **PER 5.3.23 PLANNING BOARD REC, THIS WILL BE CHANGE TO C-MX-20** (The properties in the old code are NOT subject to our prohibition on storage and drive-thrus so the Public Storage was able to expand last year. Once they're in the new code, they won't be able to do that.)
3. **Transit Station Land Use:** Increase the ¼ mile radius around transit stations to ½ to restrict self-storage and drive-thrus. **This will be a CPD-sponsored text amendment.**
4. **4640-4770 E Iliff/SW corner Iliff & Dahlia:** Rezone from CMP-EI2 to G-RO-3 (4 story incentive height). **PER 5.3.23 PLANNING BOARD REC, OWNERS, RNO, CW BLACK WILL WORK WITH MEDIATOR TO AGREE UPON A DIFFERENT ZONE DISTRICT.**
5. **Denver Academy/4400 E Iliff:** Rezone from H-1-B (old code for hospitals) to CMP-EI2 but with a 3-story height restriction waiver. **Denver Academy is the applicant.**
6. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:** Rezone from G-MU-8 to G-MU-5 to better align with adjacent heights.
7. **Clermont Senior Christian Living/2479 S Clermont:** Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
8. **4175 E Iliff:** Rezone from C-MU-20 WVRs in Former Chapter 59 to S-MX-3 (4 story incentive height). (Because C-MU-20 WVRs using FAR, S-MX-3 allows for more developable area.)

Proposed Rezoning to Align with Recommendations



Section 9.2.1 CAMPUS CONTEXT DESCRIPTION

- **General Character:** The Campus Context generally consists of **midsize to large medical, institutional, educational, or entertainment sites**. The context is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements that may be recognized through an urban design plan that **expresses stakeholder visions for the campus and its surrounding area**. Campus contexts tend to **have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts** but can also incorporate and be adjacent to more intense development.
- **Street, Block, and Access Patterns:** While Campus sites are often connected to the City via the traditional street grid, transportation and access patterns within the campus site are widely varied.
- **Building Placement and Location:** Campus buildings are typically placed to accommodate the specific activity, with multiple buildings often oriented in a way appropriate to their use. Buildings may be oriented toward an internal public space or central courtyard. In some cases, buildings are used to line the perimeter of a campus to introduce pedestrian-oriented uses.
- **Building Height:** Buildings are **compatible with the scale of the surrounding neighborhood context** with greater variation in massing and height in the interior of the site.
- **Mobility:** Priority is often given to pedestrians. Vehicular access can be disconnected from the grid within the campus zone, but pedestrian and vehicular permeability should be encouraged. Shared structured and surface parking often exist internal to the campus to serve multiple buildings and uses, while internal pedestrian ways connect the campus structures. The Campus Context often has high levels of access to the multimodal transit system



- Bethesda Hospital closed in 1993. In 2010, 3 Iliff Properties were incorrectly zoned as CMP-H (Campus-Hospital). They were not part of any campus in 2010.
- Denver Academy purchased Bethesda Hospital in 2000. The 2010 DZC incorrectly left the property in FC59 H-1-B (Hospital) rather than rezoning to CMP-EI1 (Educational Campus.)
- Clermont Christian Living, a residential care facility, was incorrectly zoned in 2010 as CMP-EI2 (Educational Campus).

The Campus Context generally consists of **midsize to large medical, institutional, educational, or entertainment sites...** Buildings are **compatible with the scale of the surrounding neighborhood context**