



500, 501, & 551 Wazee Street

Request: From C-MX-8 to D-CPV-C

Date: 10.09.2024

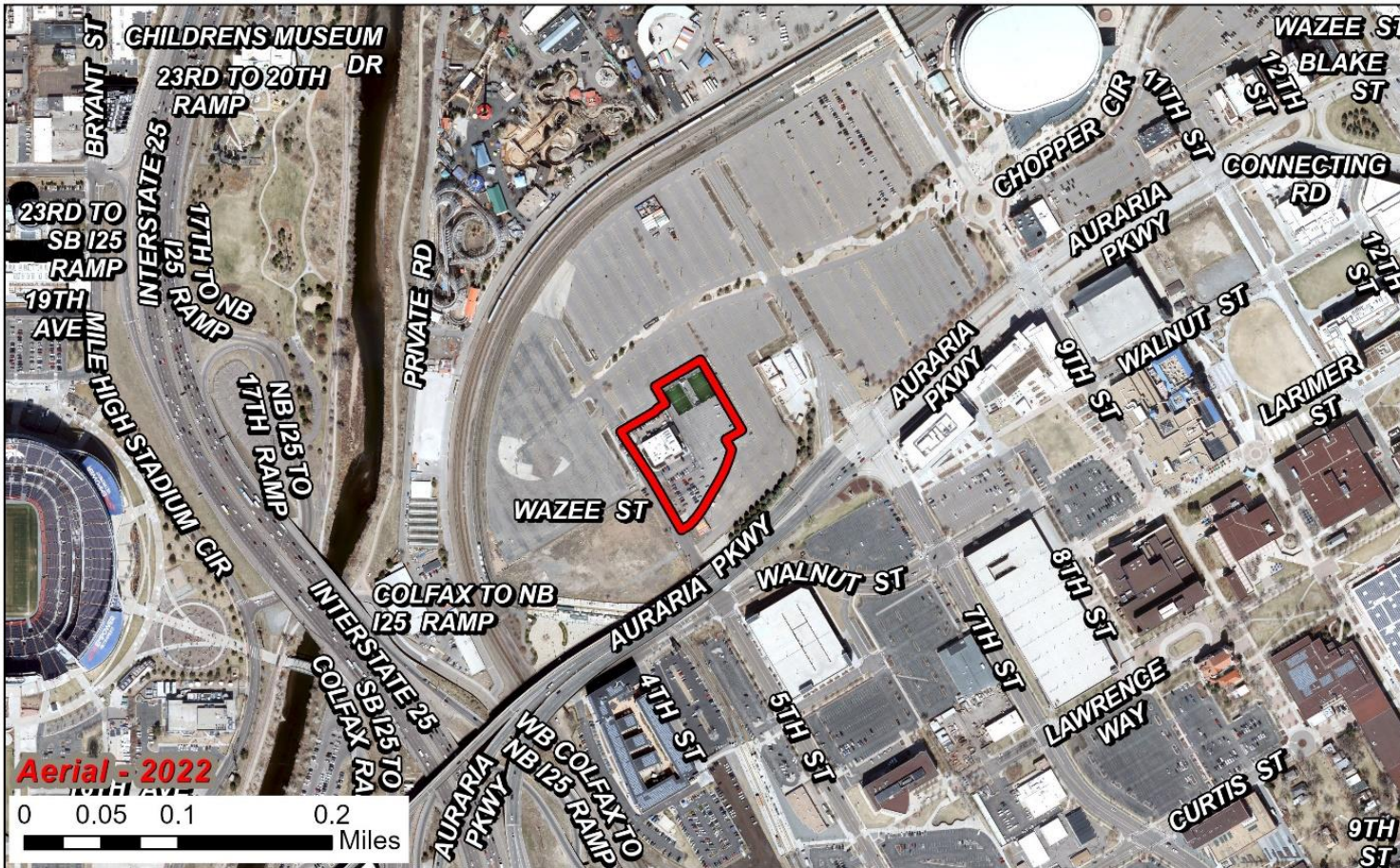
Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from C-MX-8 to D-CPV-C



- Property:
 - ~2.5 acres
 - 2-story office building, two soccer fields, and surface parking

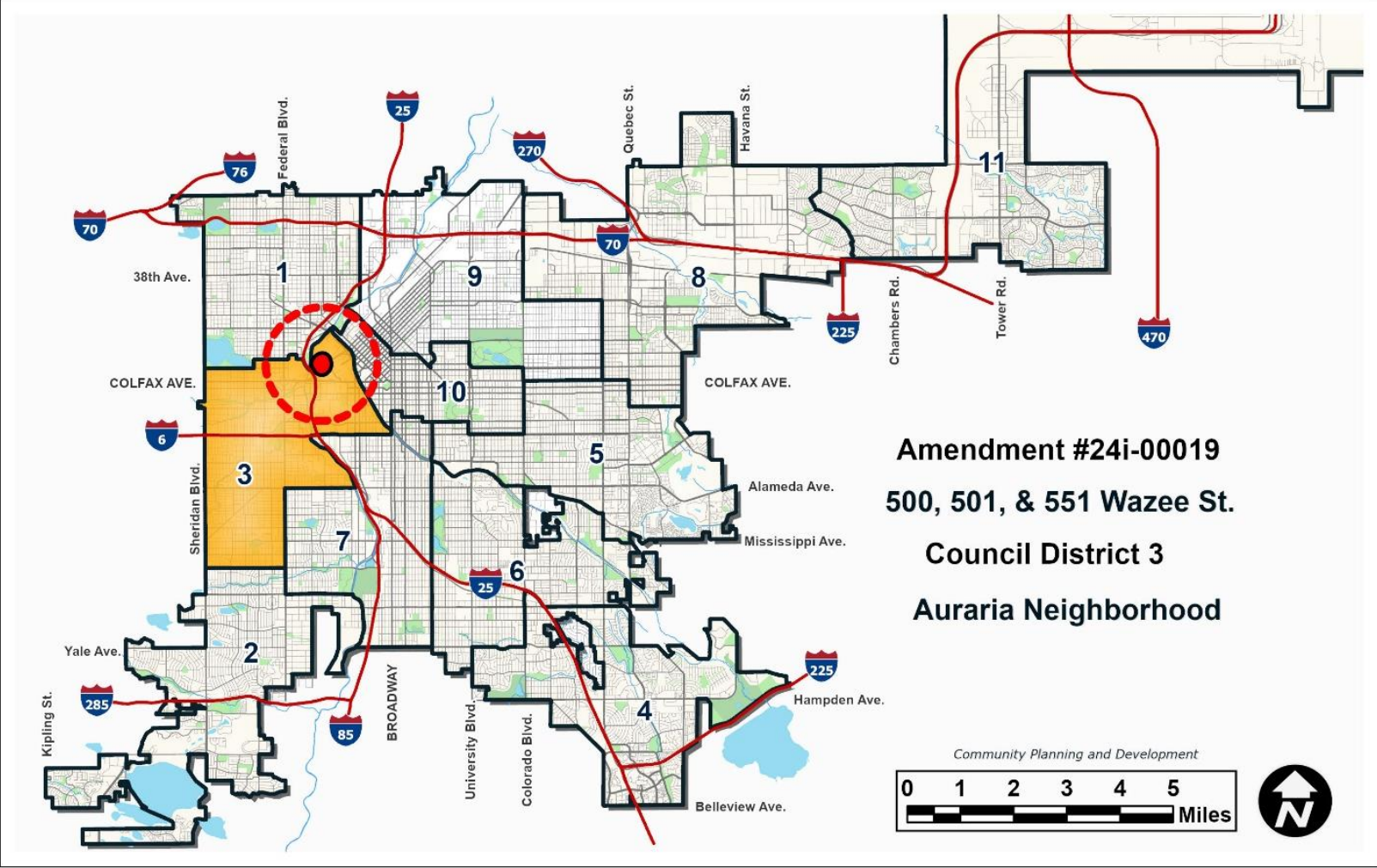
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

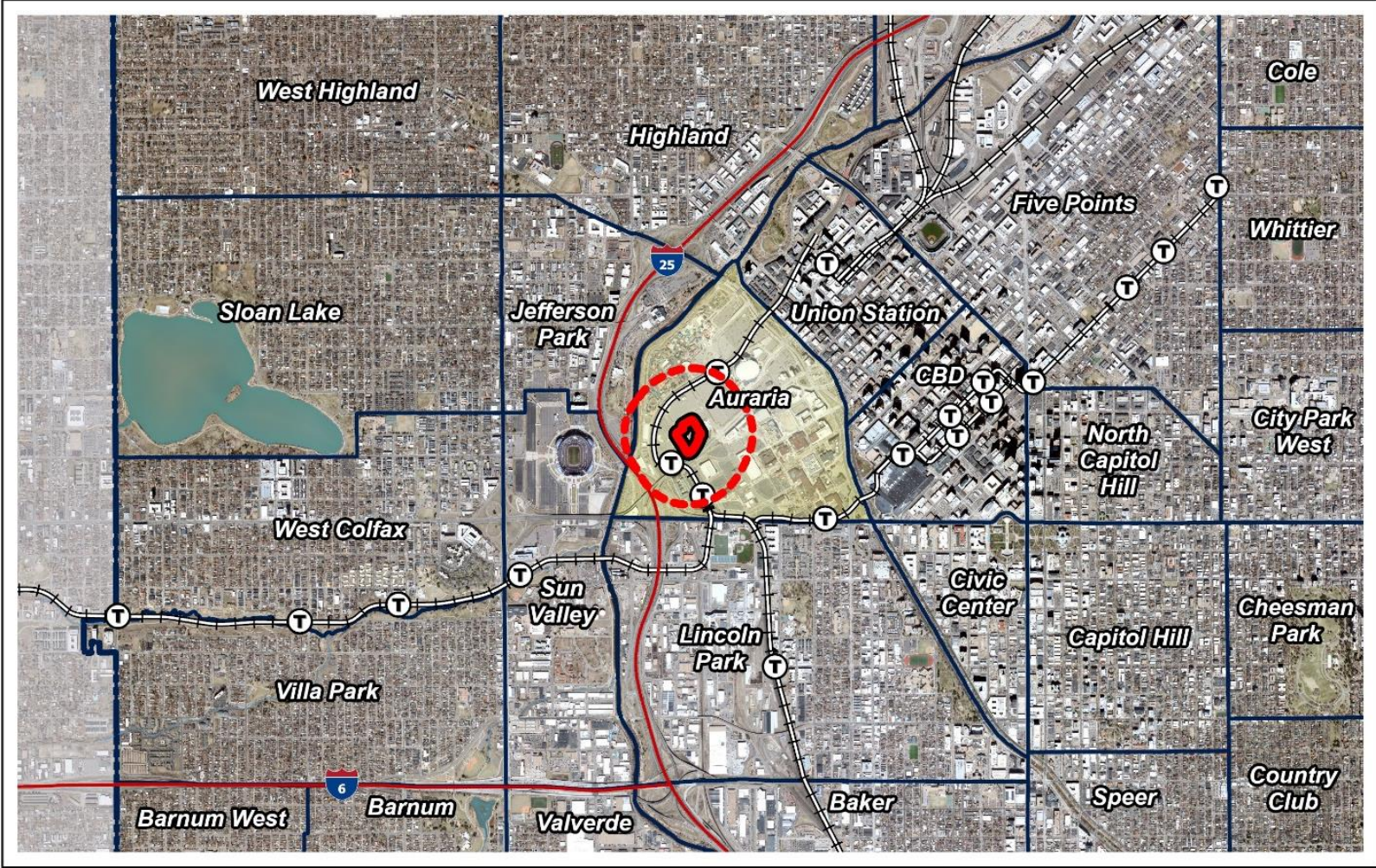
- Request
- Location and Context
- Process
- Review Criteria



Council District 3 – Councilmember Torres

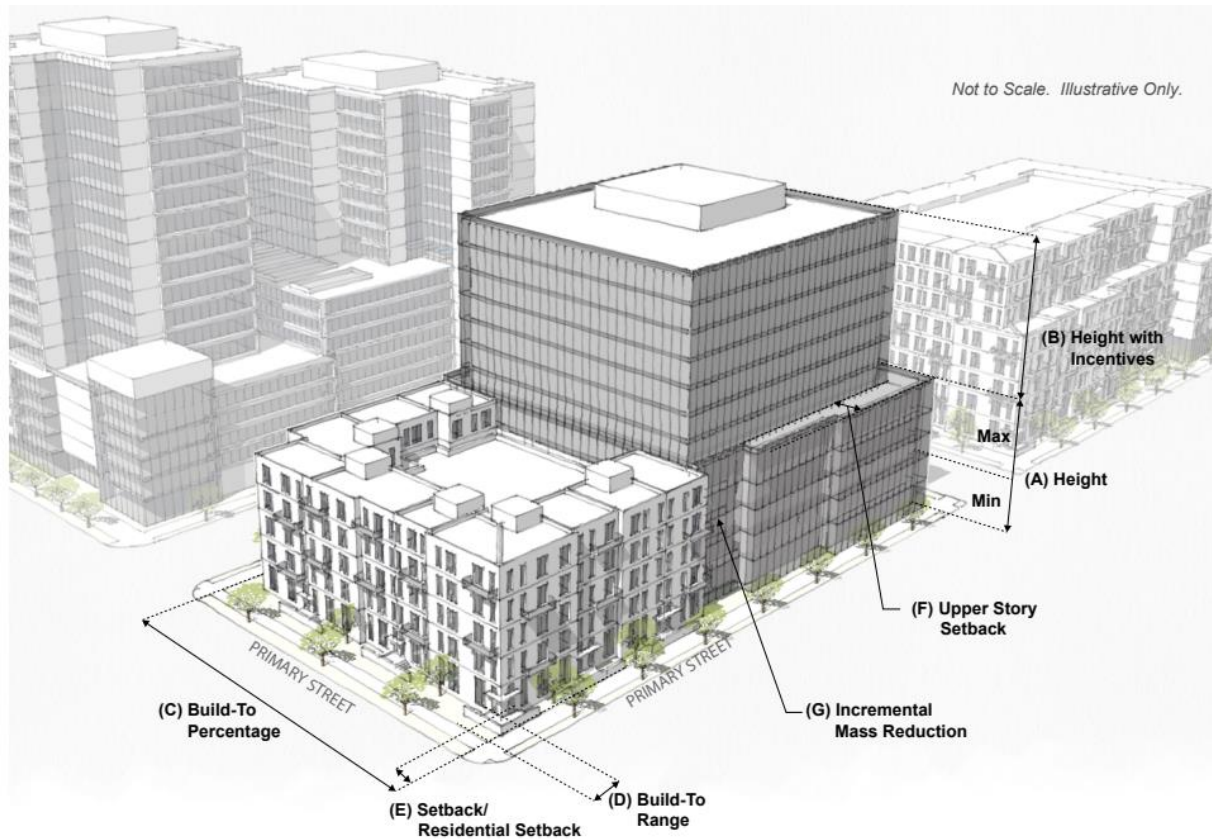


Statistical Neighborhood – Auraria



Proposed Zoning

Downtown Central Platte Valley – Auraria 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
- Requirements for open space on large lots

Proposed Zoning

Downtown Central Platte Valley – Auraria Center: Standard Tower

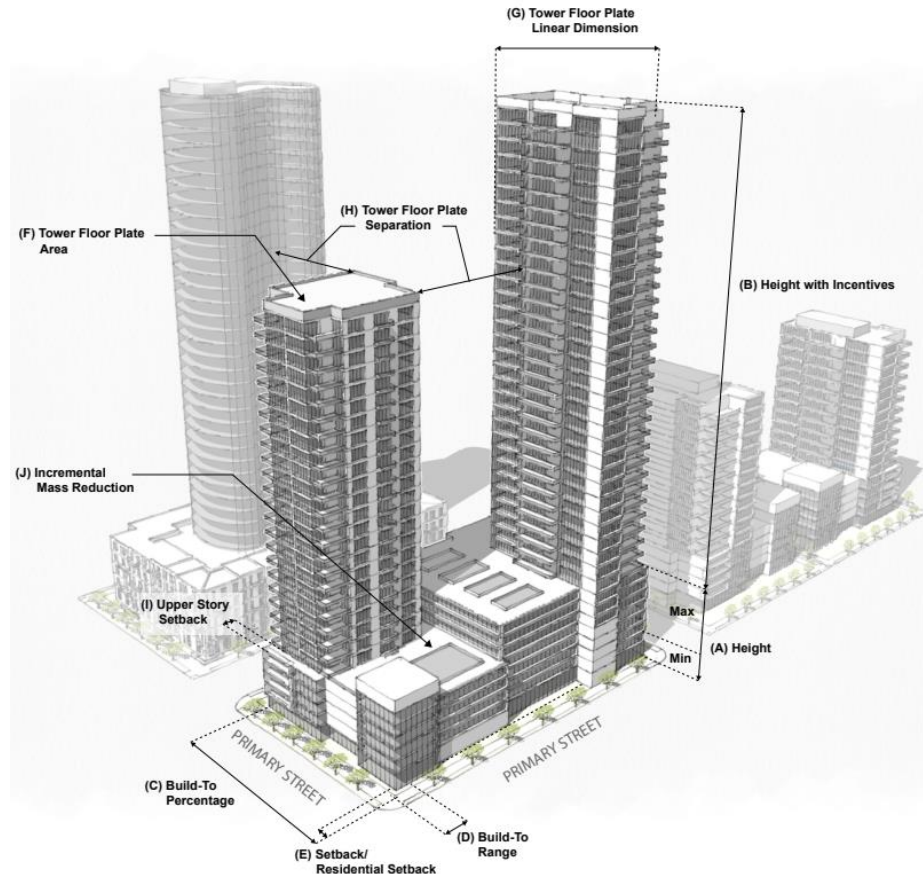


Illustrative image taken from the Denver Zoning Code

- 5 stories or 70 feet (no maximum with incentives)
- 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

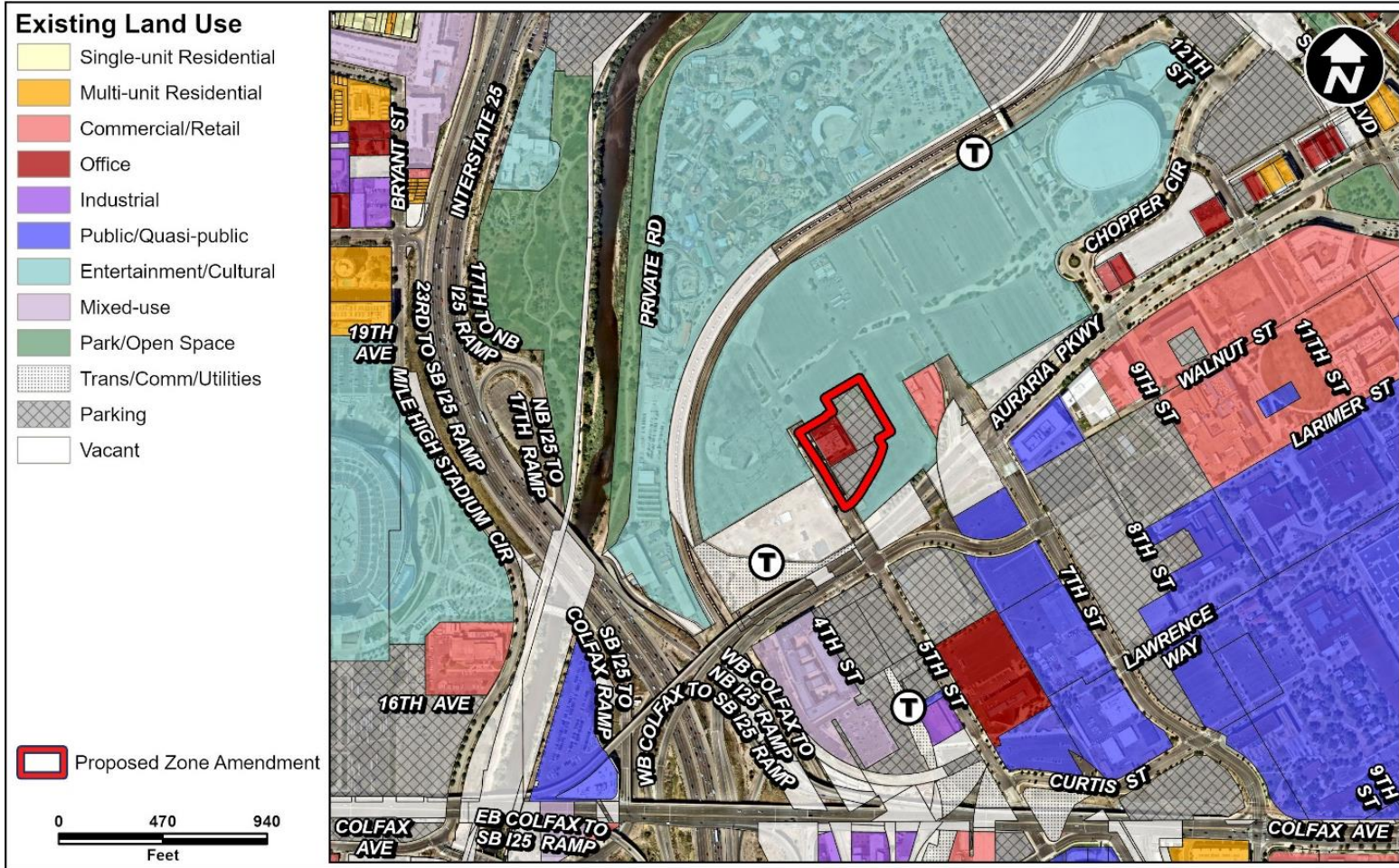
Downtown Central Platte Valley – Auraria Center: Point Tower



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

Existing Context – Land Use



Office & Parking

Adjacent to:

- Entertainment
- Commercial/Retail
- Transit
- Public/Quasi-public

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: **04/11/24**
- Planning Board Notice: **08/20/24**
- Planning Board Public Hearing: **09/04/24**
- SPR Committee: **10/09/24**
- City Council Public Hearing: **11/25/24**

Public Comments

- RNOs
 - As of this presentation, we have received 1 letter of support from LoDo District, Inc.
- 1 comment from neighbors
 - Support from AHEC

Planning Board

- Planning Board held a hearing on this item on 9/4
- The board voted unanimously to recommend approval

Presentation Agenda

- Request
- Location and Context
- Process
- 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

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

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Comprehensive Plan 2040

Equitable, Affordable and Inclusive

- Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- 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 the arts (p. 28).
- Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



Comprehensive Plan 2040

Strong and Authentic Neighborhoods

- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Goal 1, Strategy C – Ensure neighborhoods are safe, accessible, and well-connected for all modes (p. 34).
- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34).
- Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm (p. 34).



Comprehensive Plan 2040

Connected, Safe, and Accessible Places

- Goal 8, Strategy A – Improve multimodal connections within and between mixed-use centers including downtown, Denver International Airport, and major urban centers (p. 42).
- Goal 8, Strategy B – Promote transit-oriented development and encourage high density development, including affordable housing, near transit to support ridership (p. 42).



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)*

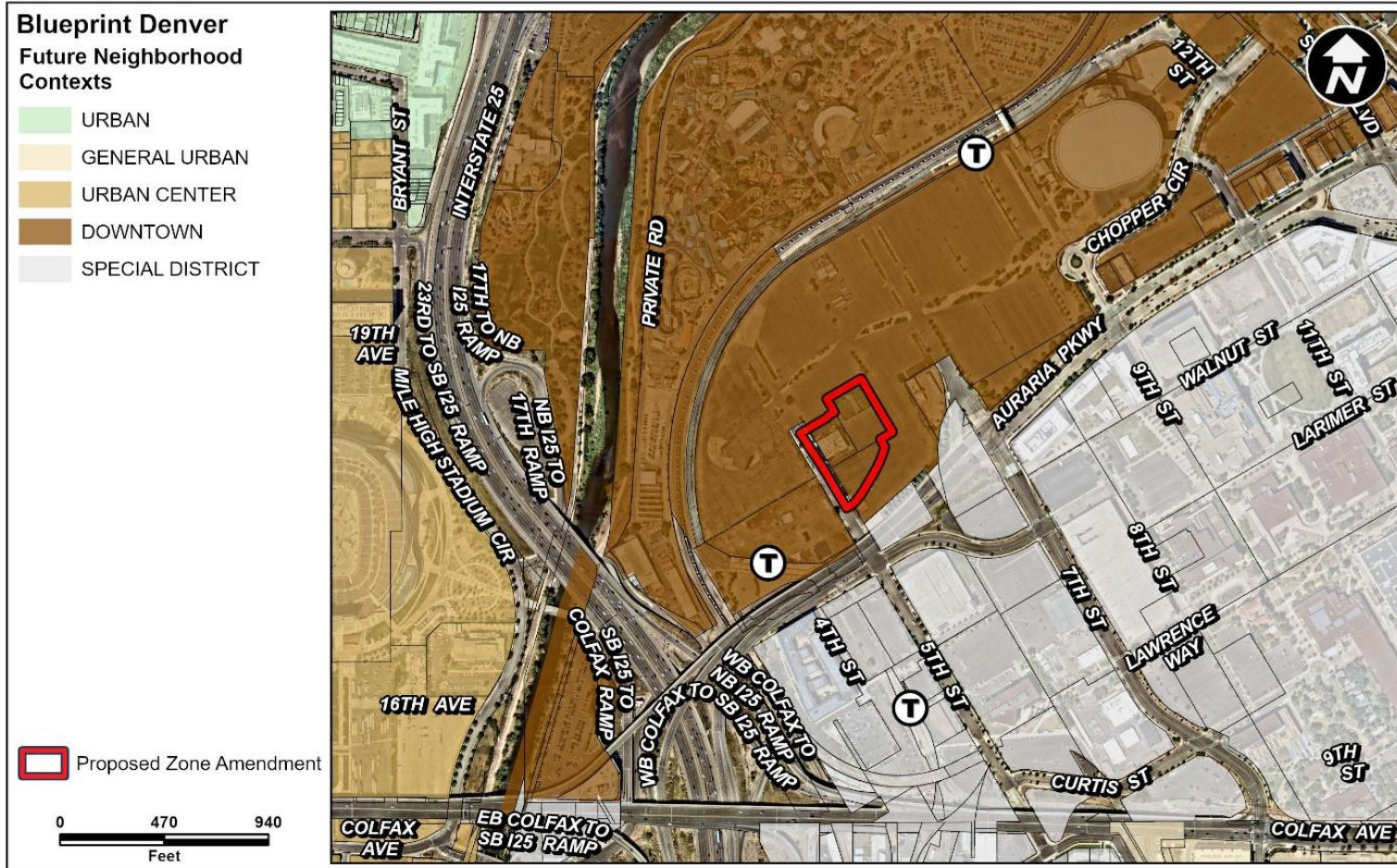
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

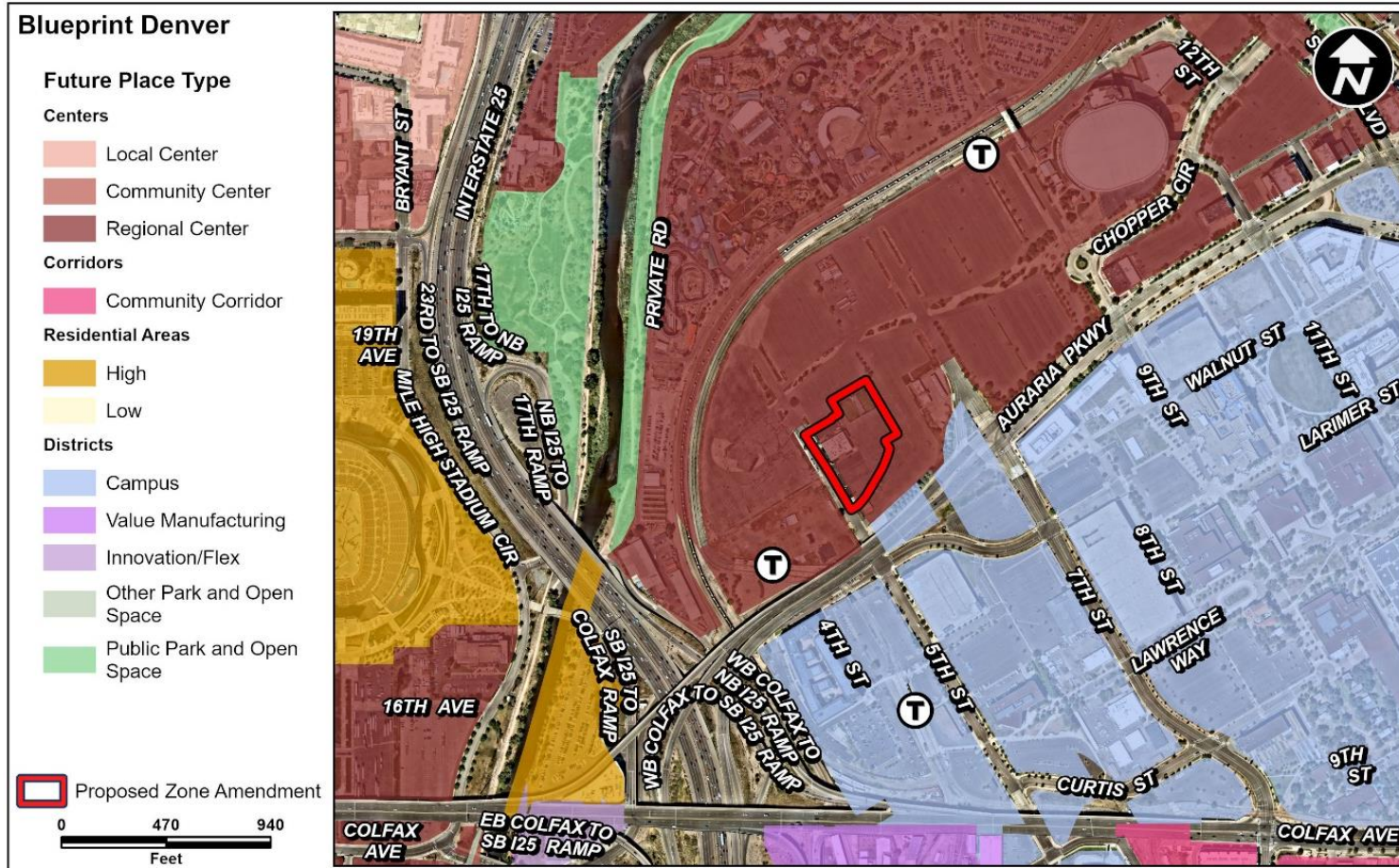
Blueprint Denver



Downtown

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

Blueprint Denver

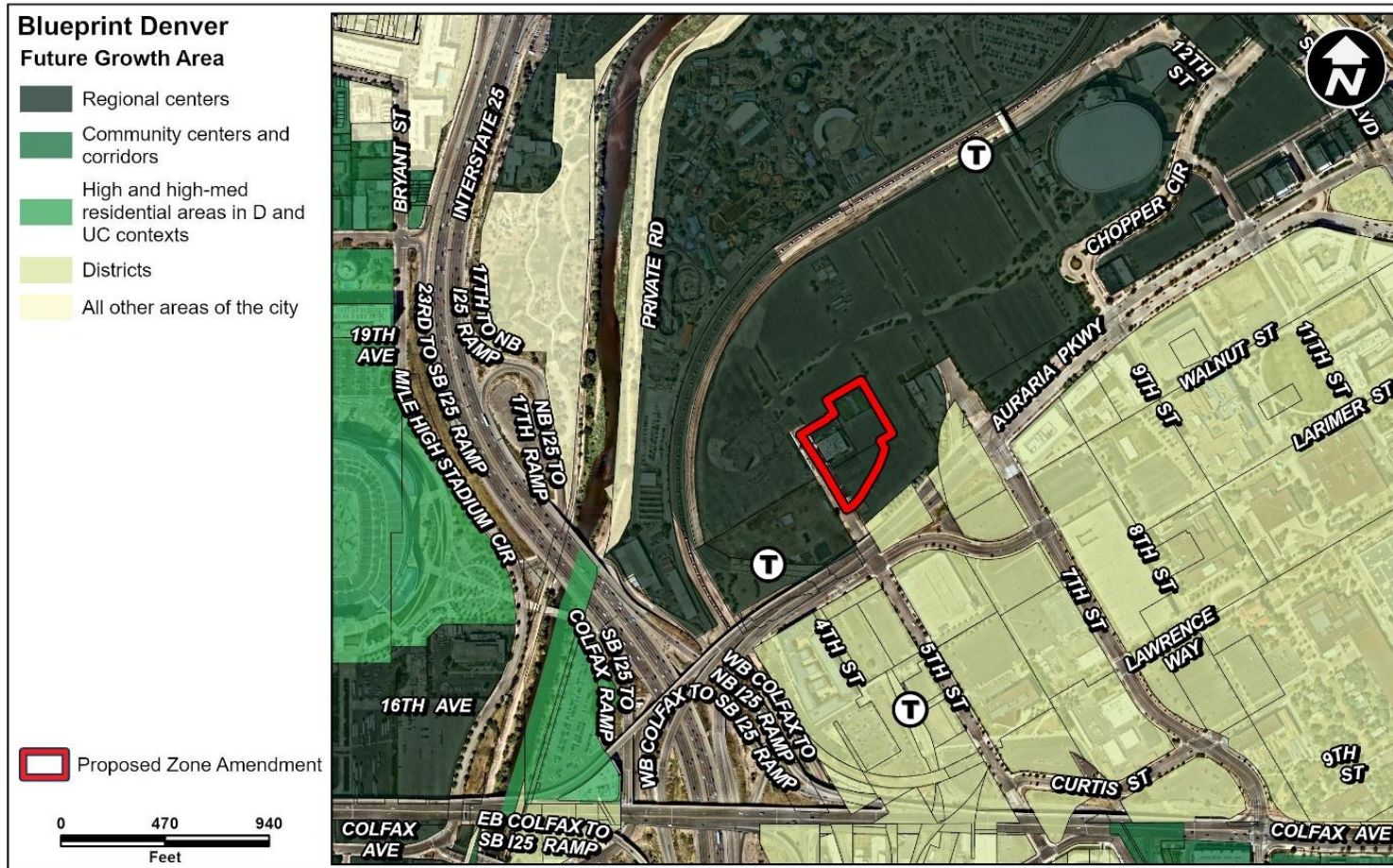


Regional Center

- Diversity of commercial and residential uses
- 24/7 live, work, entertainment environment
- High degree of urbanism
- Strong pedestrian realm

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

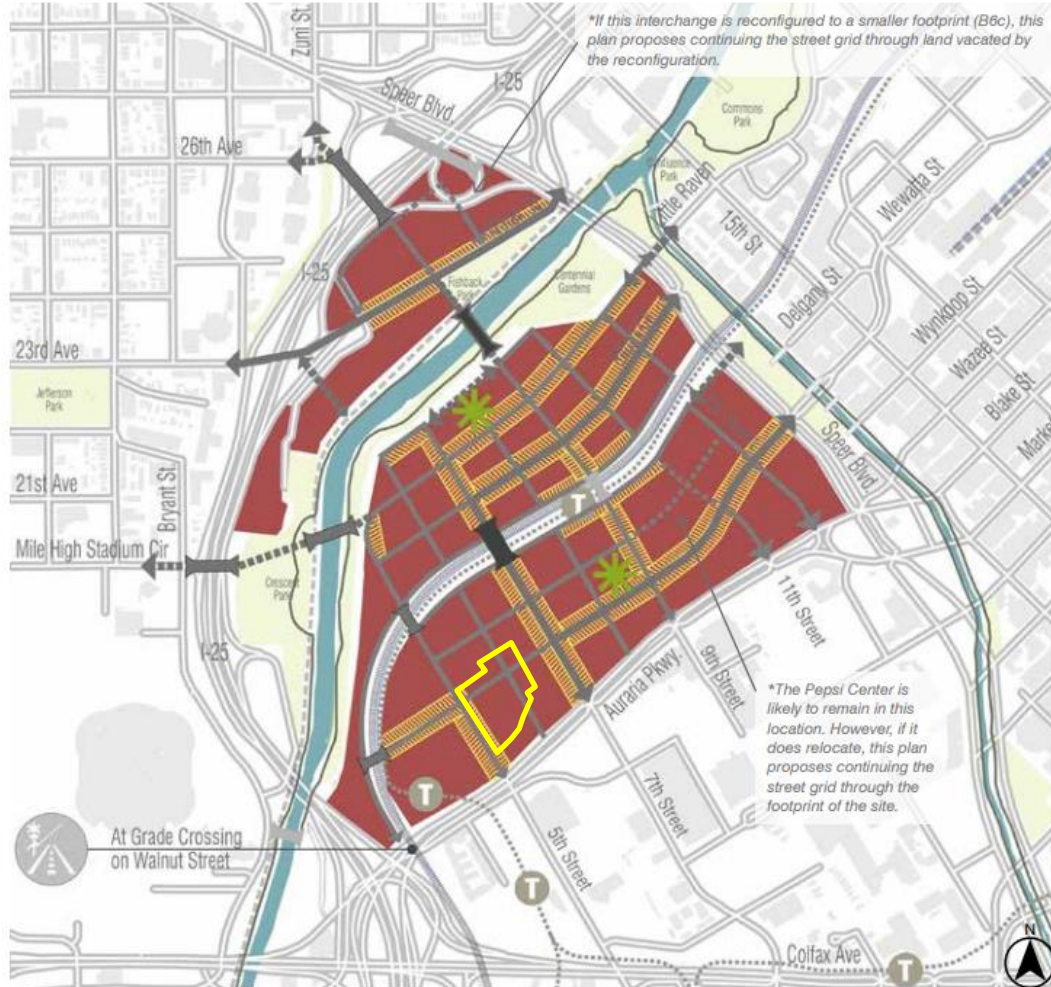
Strategies

- Capture new housing growth in transit-rich Regional Centers
- Capture 90% of new job growth in Regional Centers and high intensity residential
- Create walkable, transit-friendly communities

Downtown Area Plan

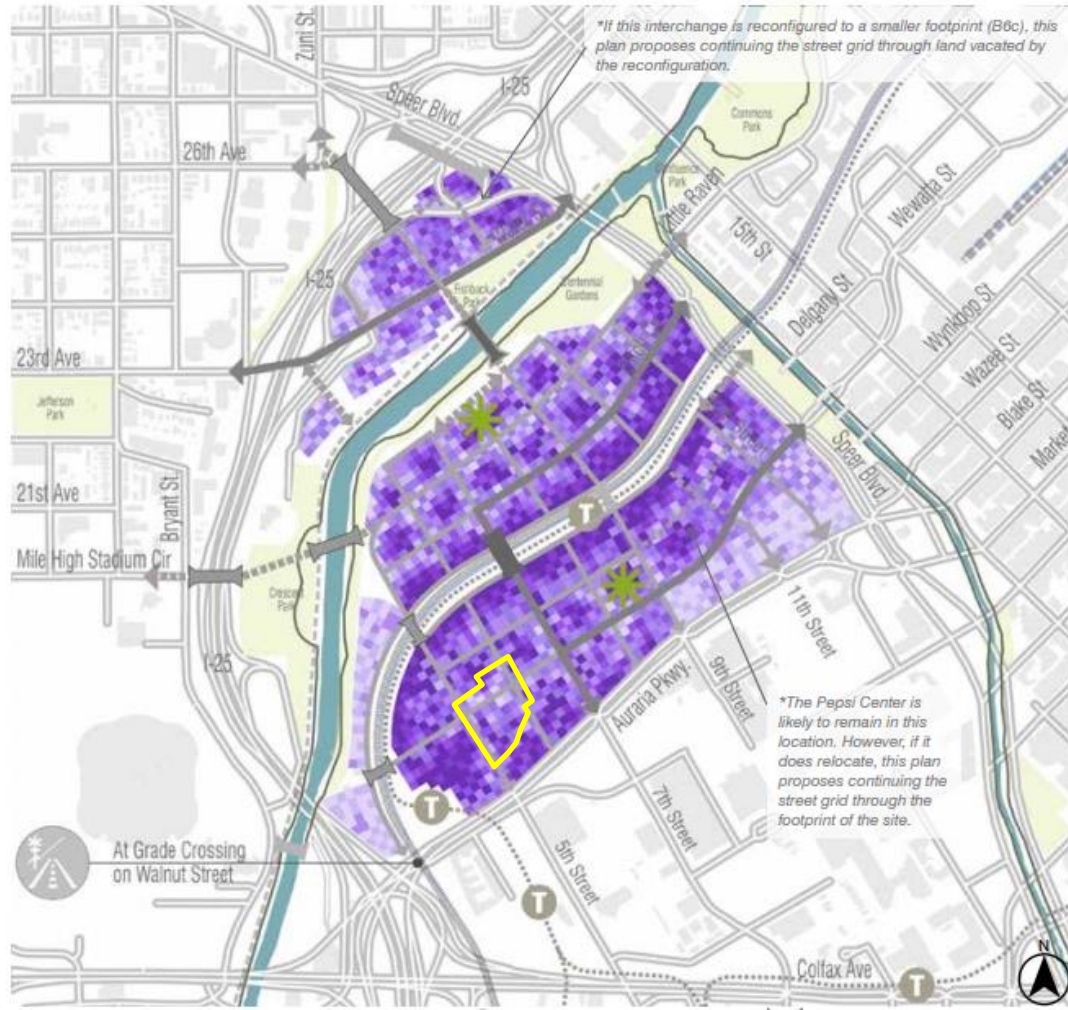
- Require ground floor active uses throughout Downtown through changes to zoning and design guidelines (B1b, p. 22)
- Future opportunities to increase density these areas are beginning to emerge as transit use increases and parking demand decreases (p. 52)

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
4. Justifying Circumstances
 - Adopted plans
 - Increasing development and investments in infrastructure
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 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