



**DENVER**  
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# Approx. 6756 Archer Drive

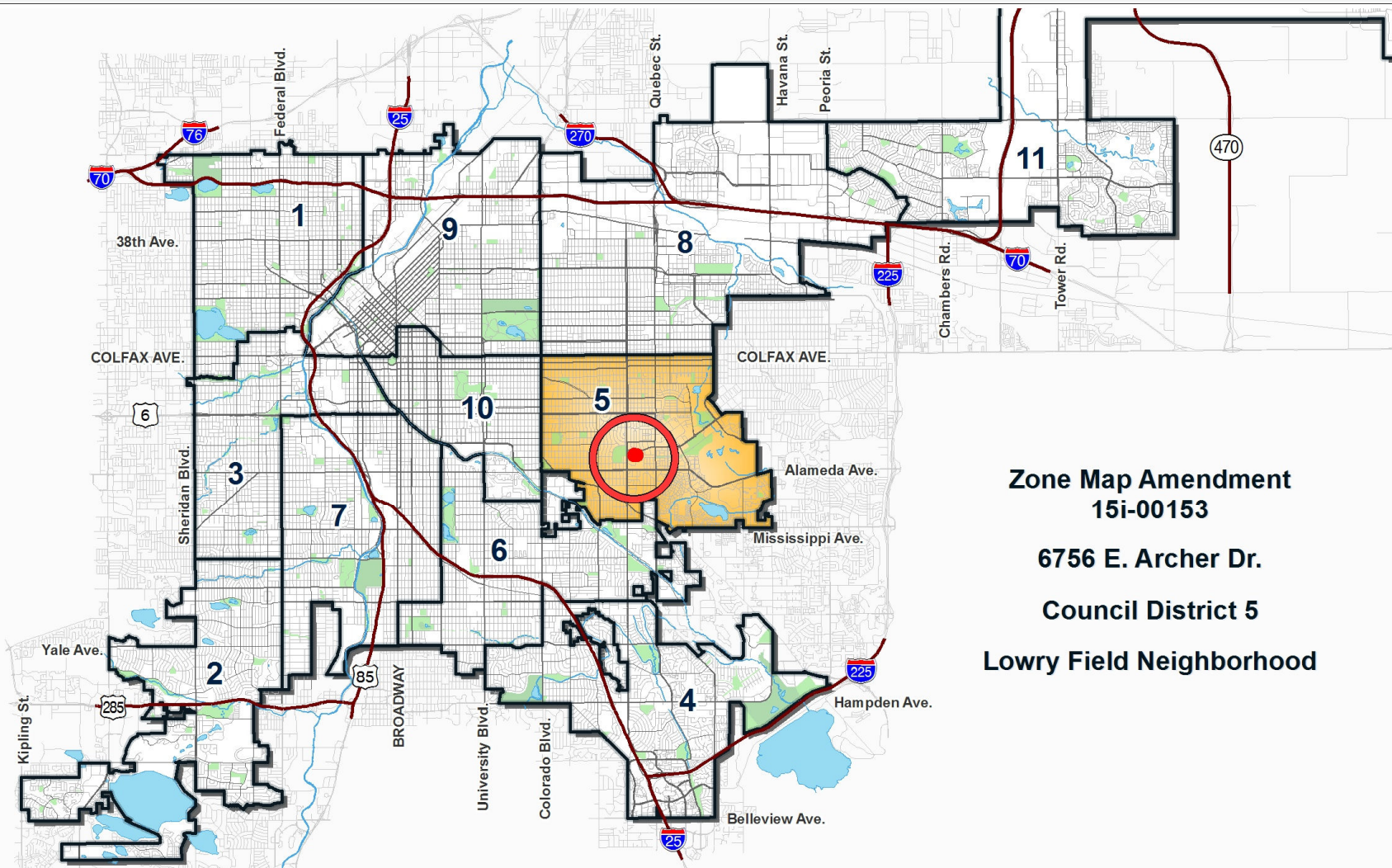
## O-1 to G-MU-5

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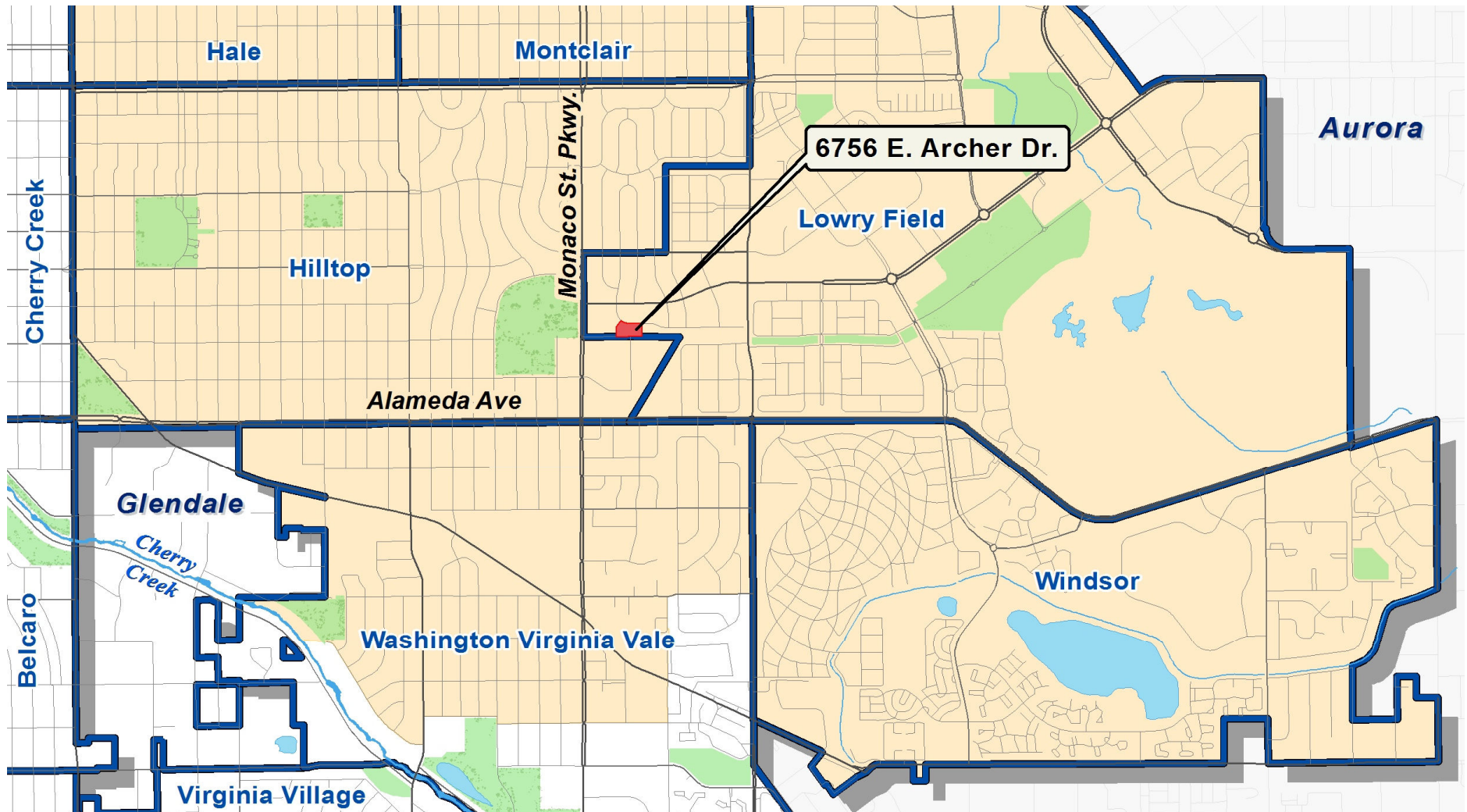
# City Council District 5





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# Lowry Field Neighborhood







# Illustrative Buckley Annex Plan





# About Buckley Annex

**1970s –  
2005**

- Home to Air Reserve Personnel Center and Defense Finance and Accounting Services,
- 3,000 (+/-) employees.

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**1993**

- Lowry Reuse Plan created and adopted by the City
- Air Reserve Personnel Center and Defense Finance and Accounting Services shown to continue

**2000**

- Denver's Comprehensive Plan 2000 adopted
- Lowry Reuse Plan re-adopted as supplement with Air Reserve Personnel Center and Defense Finance and Accounting Services land use shown to continue

**2002**

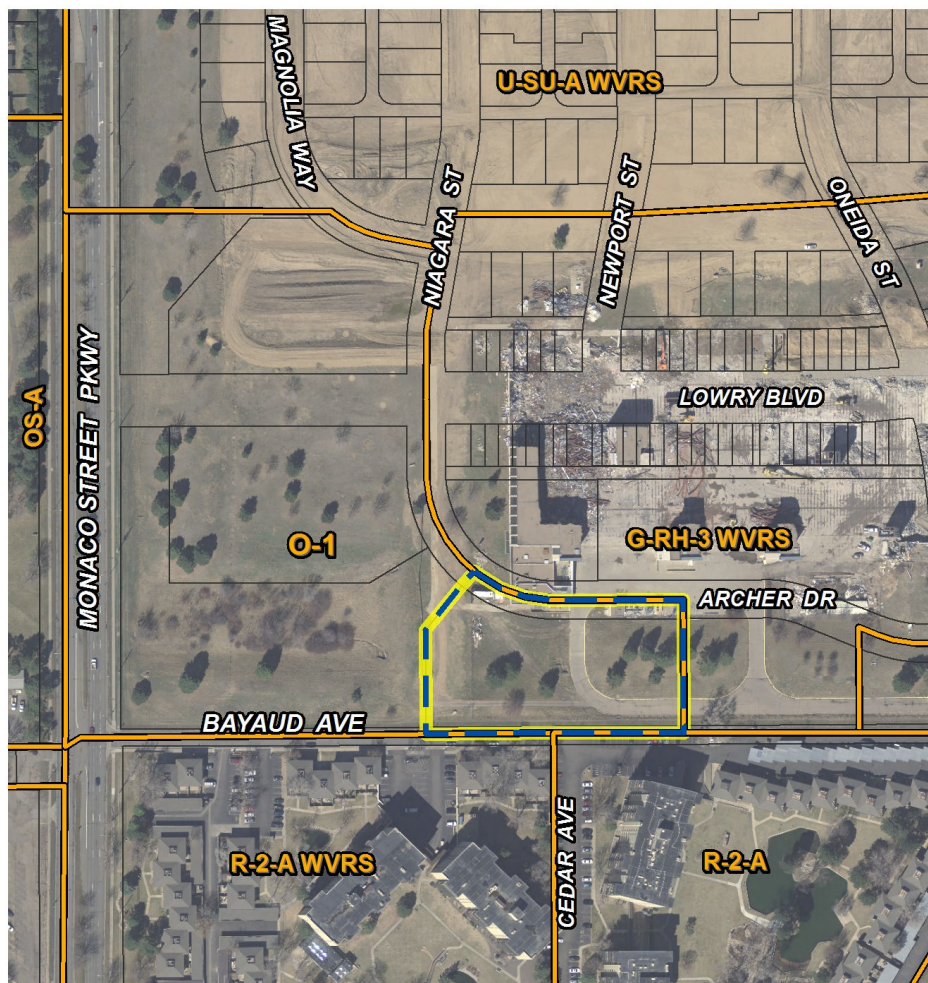
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- Blueprint Denver adopted by the City

# About Buckley Annex (Continued)

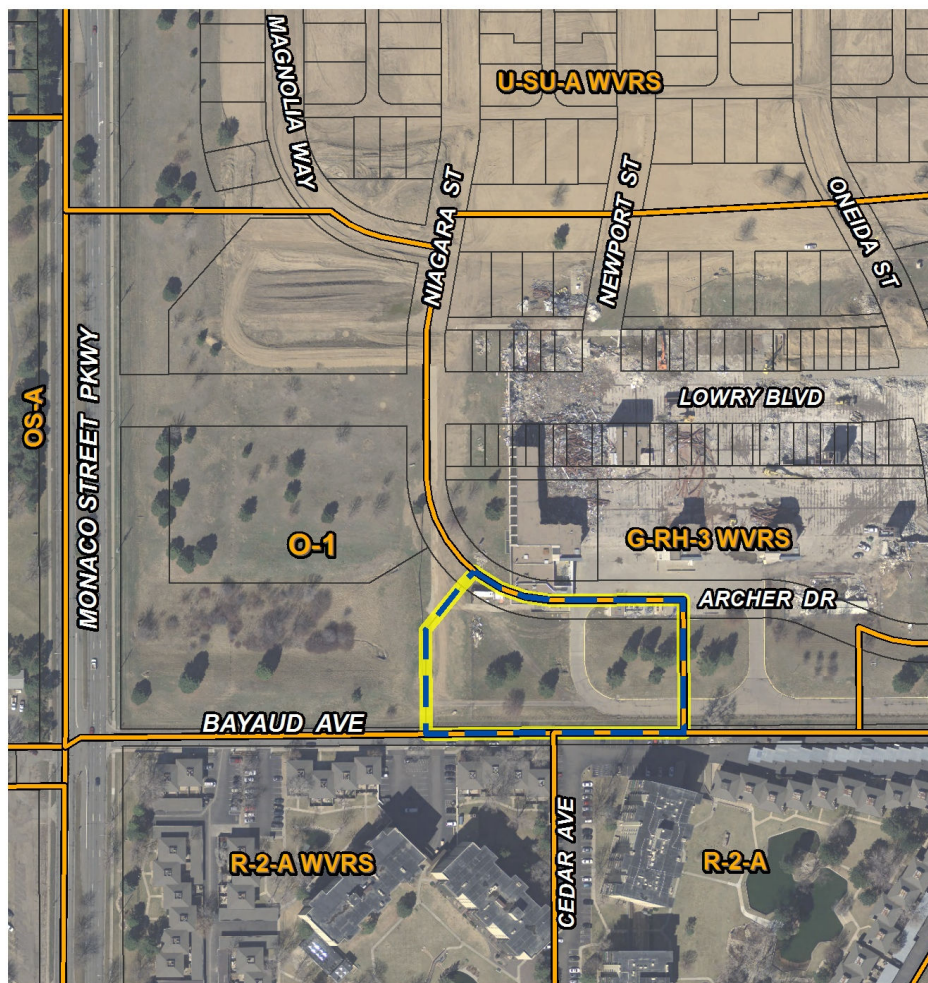
- 2005**
  - Department of Defense-Air Force announced closure
- 2008**
  - Buckley Annex Redevelopment Plan completed by Lowry Redevelopment Authority (LRA)
  - Provided framework for land use and transportation
- 2011**
- 2012**
  - Property vacated by the Air Force
  - Air Force completed transfer of the property to the LRA
- 2013**
  - Buckley Annex General Development Plan approved by the City and recorded
  - Minor amendment to the GDP approved and recorded





- North of Bayaud Avenue
- South of Archer Drive and Lowry Boulevard
- East of Monaco Street Parkway

# Rezoning Request



- Property:
  - 2.032 Acres, 88,521 SF
  - Vacant
- Property Owner:
  - Lowry Economic Redevelopment Authority
  - Redevelop into multi-unit housing
  - Volunteers of America and Denver Housing Authority will be the builders





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# Request: G-MU-5

## General Urban– Multi-Unit – 5 stories max. ht.

### DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



#### SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

#### SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

#### SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

#### SECTION 6.1.4 BUILDING HEIGHT

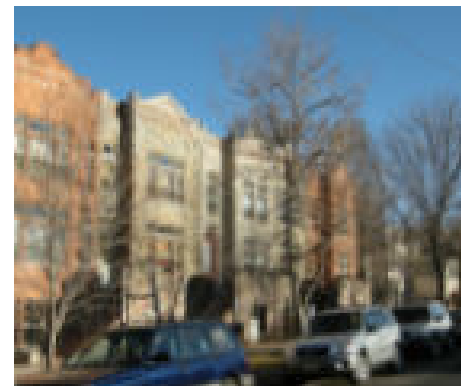
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

#### SECTION 6.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE  
June 25, 2010 | Republished April 7, 2014

| 6.1-1



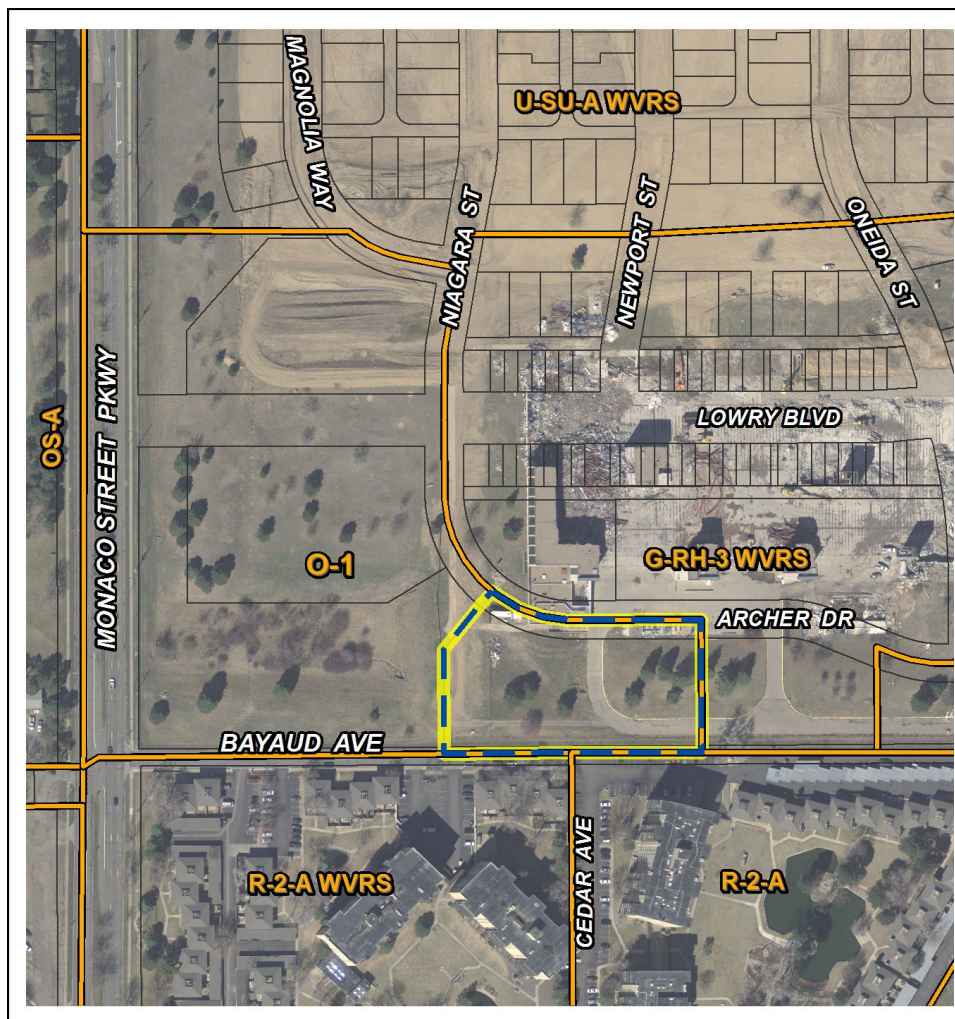
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- Former Chapter 59 zone district, carried forward to new code 'as-is'
- No height maximum, except, within 175' of protected district = 75' height
- Allowed Uses:
  - Only “Residential” uses allowed are Residential Care and Shelter for the Homeless
  - Civic and Public uses (e.g. Correctional Institution, Elementary Schools, Library, etc)
  - Only “Commercial” uses allowed Outdoor Arts, Recreation and Entertainment, Surface Parking & Parking Garage,
  - Industrial uses – telecommunications, Oil & Gas Production, Wholesale Trade or Storage, Light



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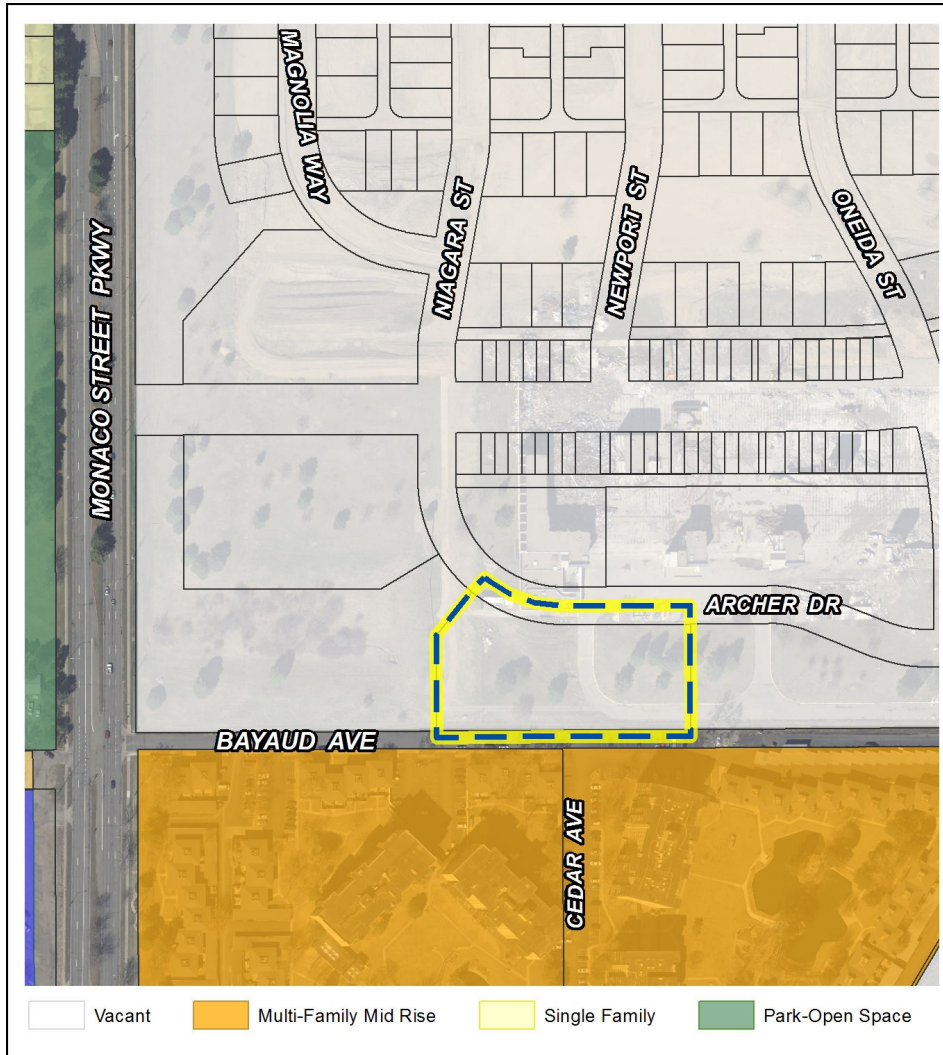
# Existing Context – Zoning



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# Existing Context – Land Use

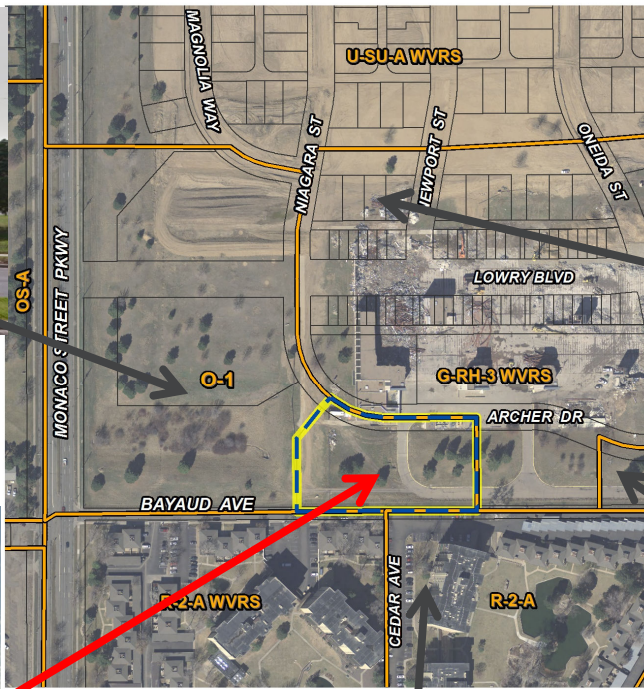


- Existing Use:
  - Vacant
- Surrounding Uses:
  - Vacant
  - Multi-family



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# Existing Context – Building Form/Scale



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# Summary of Public Notice

- Receipt of complete rezoning application – December 9, 2015
- Planning Board public hearing - January 6, 2016
- PLAN Committee tentatively January 20, 2016
- City Council Public hearing tentatively **February 29, 2016**
- RNOs:
  - Lowry Community Master Association
  - Lowry United Neighbors
  - Denver Neighborhood Association, Inc.
  - Inter-Neighborhood Cooperation
- To date, 9 letters of support have been received.



## 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

- Planning Board
- Neighborhoods and Planning Committee
- City Council
- Public Outreach
  - RNOs
    - Lowry Community Master Association; Lowry United Neighbors; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
    - Notification signs posted on property

## Denver Zoning Code Review Criteria

### DZC Section 12.4.10.7

1. Consistency with Adopted Plans
  1. Denver Comprehensive Plan 2000
  2. Lowry Reuse Plan (1993, re-adopted 2000)
  3. Blueprint Denver (2002)
  4. Buckley Annex General Development Plan (2013)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

### DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context, Zone District Purpose and Intent





# Review Criteria: Consistency with Adopted Plans

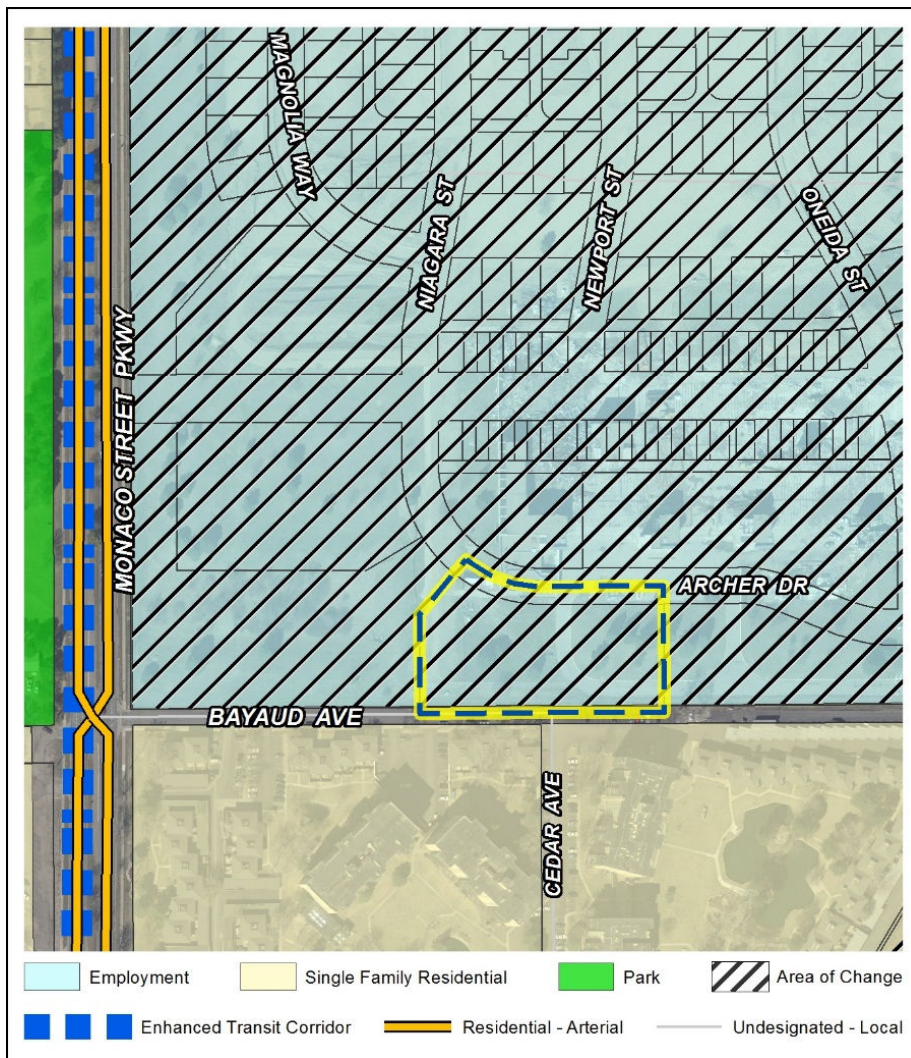
## Comprehensive Plan 2000

- Environmental Sustainability chapter, Objective 2 Stewardship of Resources, Strategy 2-F: *“Conserve land by designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods”* (p.39).
- Land Use Objective 1 Citywide Land Use and Transportation Plan, Strategy 1-H: *“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”* (p. 58).
- Land Use chapter, Objective 3 Residential Neighborhoods and Business Centers,
- Strategy 3-B: *“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”* (p. 60).
- Denver’s Legacies chapter, Objective 3 Compact Urban Development, Strategy 3-A: *“Identify areas in which increased density and new uses are desirable and can be accommodated”* (p. 90).
- Housing, Objective 2, Strategy 3-C: *“Work with nonprofit partners to integrate very low-income housing units into predominantly market-rate housing projects”* (p. 115).

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept:
  - **Employment**
    - (designated prior to the closure of the Air Force offices)
  - **Area of Change**
    - “these large vacant development sites offer the potential to create new neighborhoods that embody the best characteristics of Denver’s traditional residential areas”

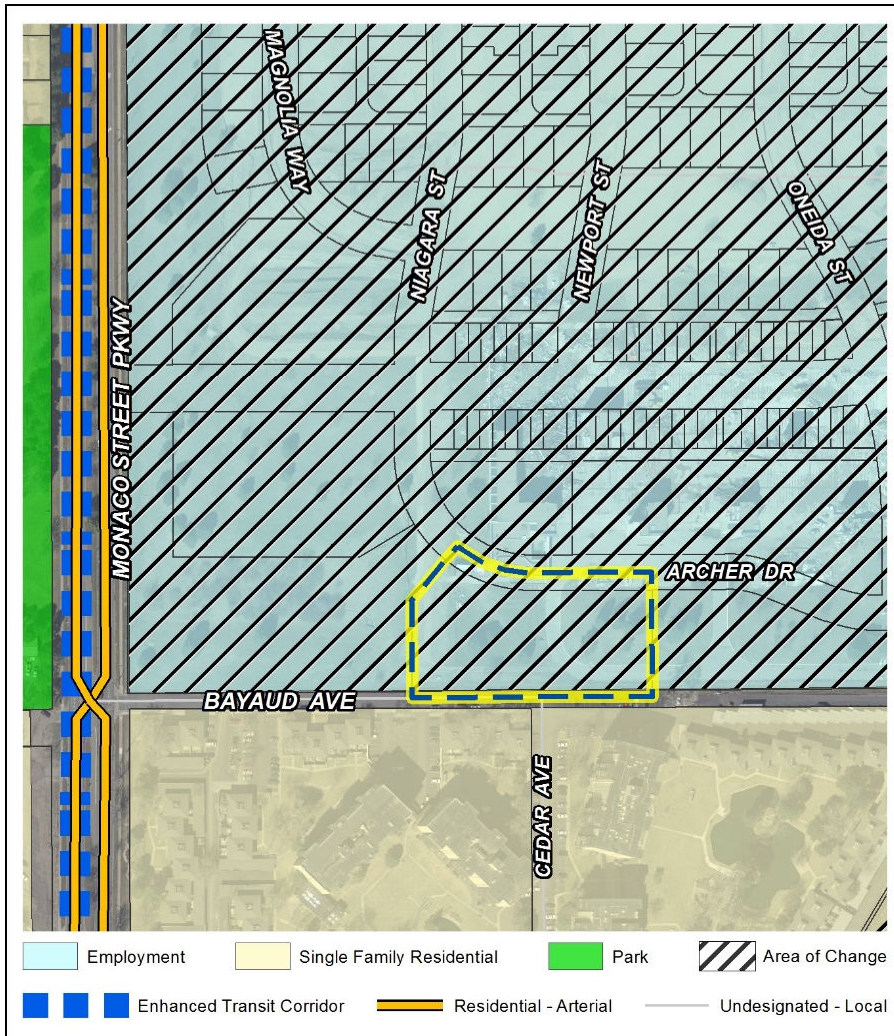




# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Street Classification:
  - Bayaud Avenue  
Undesignated Local, provide land access
  - Quebec Street  
Parkway Residential Arterial emphasize mobility over access; Enhanced Transit Corridor







# Review Criteria: Consistency with Adopted Plans

## Lowry Reuse Plan (1993, 2000)

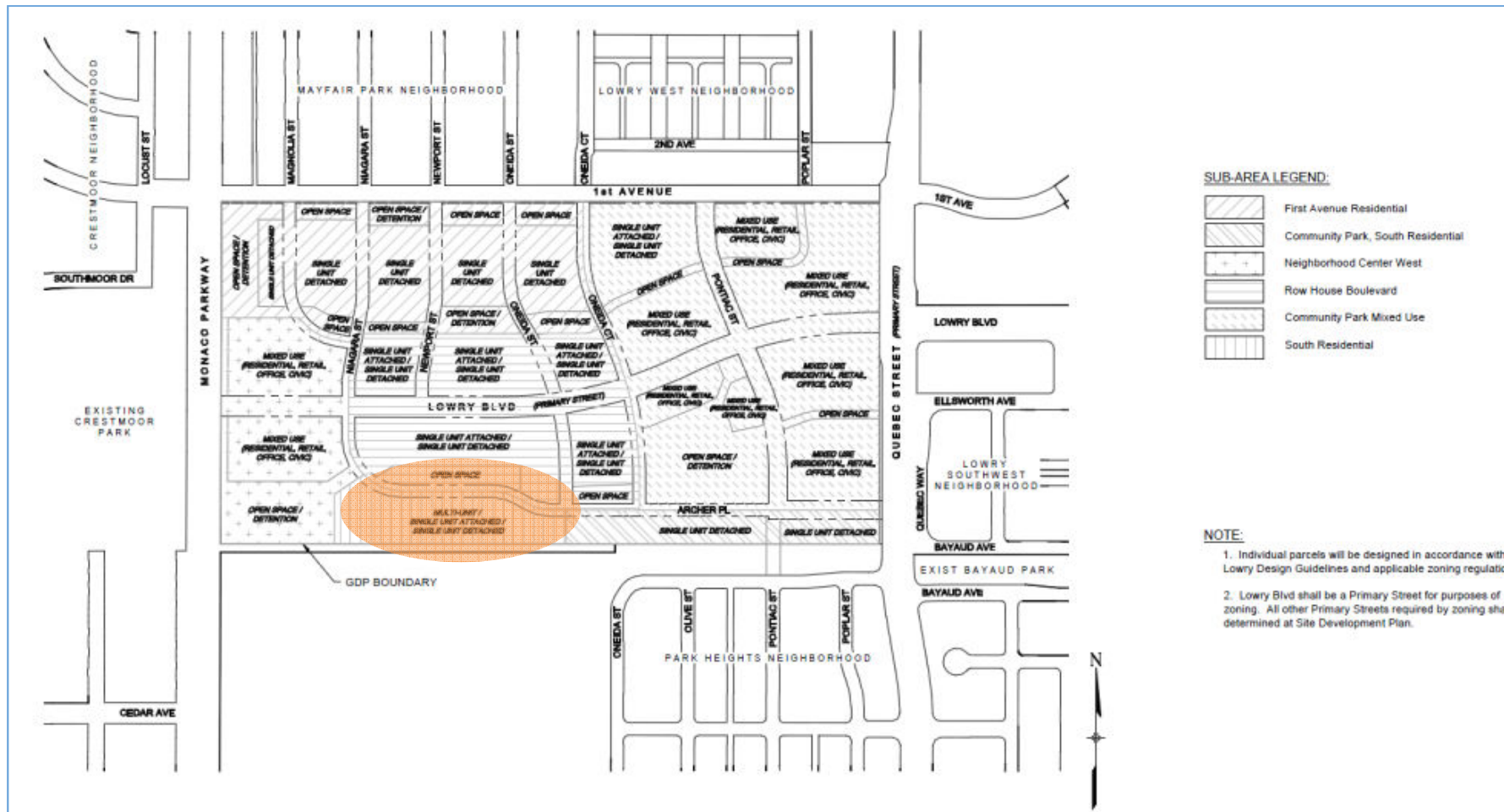
- Did not anticipate a change in use of the subject property from the Air Force uses
  - 2005, the Air Force announced that it would be closing Air Reserve Personnel Center and Defense Finance and Accounting Services
  - Since the Lowry Reuse Plan did not anticipate any uses other than Air Force uses, **it offers little guidance to the changed circumstances now present at the site.**



# Review Criteria: Consistency with Adopted Plans

## Buckley Annex General Development Plan (2013)

### South Residential Subarea





# Review Criteria: Consistency with Adopted Plans

## Buckley Annex General Development Plan

### South Residential Subarea

- **Intent:** This residential area focuses on single-family detached and attached homes in close proximity to the neighborhood center to the west and the community park to the east. Single unit detached, single unit attached, or multi-units on the southern edge provide a transition from the higher density uses in Berkshire Apartments to the south of the site.
- **Land Uses:** Multi-unit, single unit attached, single unit detached
- **Height:** Maximum 5 stories
- **Urban Design:** Pedestrian and vehicular access from the street.



## Consistency with Neighborhood Context and Zone District Propose and Intent

**Neighborhood Context:** The requested G-MU-5 zone district with waivers is within the General Urban Neighborhood Context. This neighborhood context is generally **characterized by multi-unit residential uses in a variety of building forms. Low-scale commercial areas are embedded in residential areas. Commercial uses occur in a variety of building forms and may contain a mixture of uses** within the same structure. **Residential uses are primarily located on local and arterial streets. Commercial uses are primarily located along mixed use arterial and main streets.** The context normally consists of a regular pattern of blocks shaped by a **grid street pattern, detached sidewalks, and the presences of alleys. Buildings typically have consistent orientation and shallow to moderate setbacks.** There is a **balance of pedestrian, bicycle and vehicle use** with an access to the multi-modal transportation system.

## Consistency with Neighborhood Context and Zone District Propose and Intent

**Zone District General Purpose:** Multi-unit zone districts within this neighborhood context **promote and protect higher density residential neighborhoods**. The building form standards, design standards and uses work together to **promote safe, active, pedestrian-scaled residential areas**. **Buildings orient to the street** and access is from the alley. **Lot coverage is typically high** accommodating a consistent, shallow front yard.

**Zone District Specific Intent:** Specifically, the **G-MU-5 zone district is a multi-unit district** allowing urban house, duplex, row house, garden court, courtyard apartment and apartment building forms **with a maximum height of 5 stories**.

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Buckley Annex General Development Plan

### 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
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area (DZC 12.4.10.8.A.4)
  - CPD find this criteria is met because the change or changing condition in this case is the closure of the Air Force facilities at Buckley Annex in 2011, and the subsequent sale of the property by the Department of Defense-Air Force to the Lowry Redevelopment Authority (“LRA”) in 2012 for redevelopment.
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 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

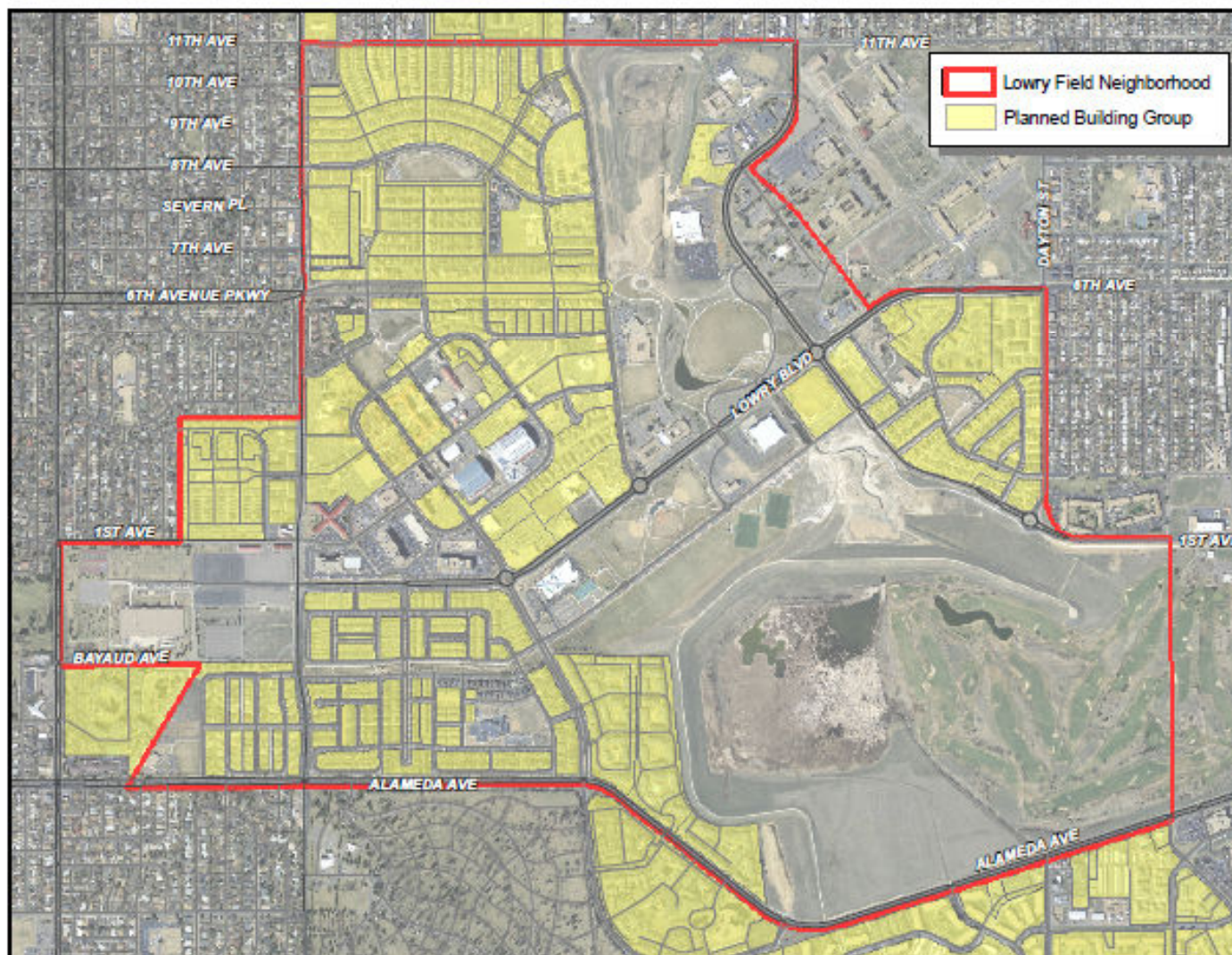






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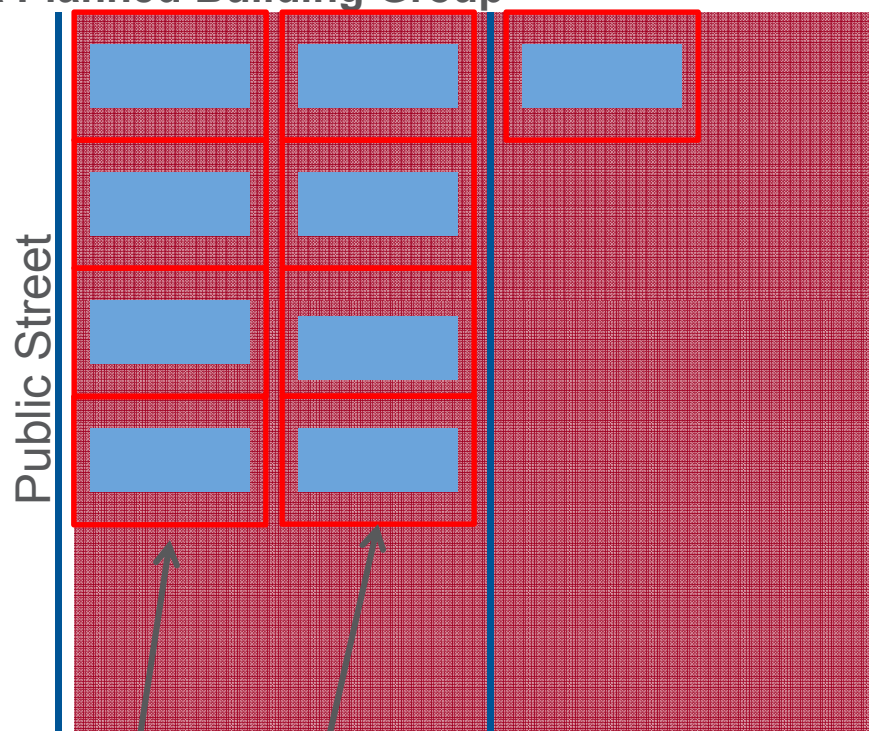
# Lowry Planned Building Groups



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# PBG's Former Chapter 59

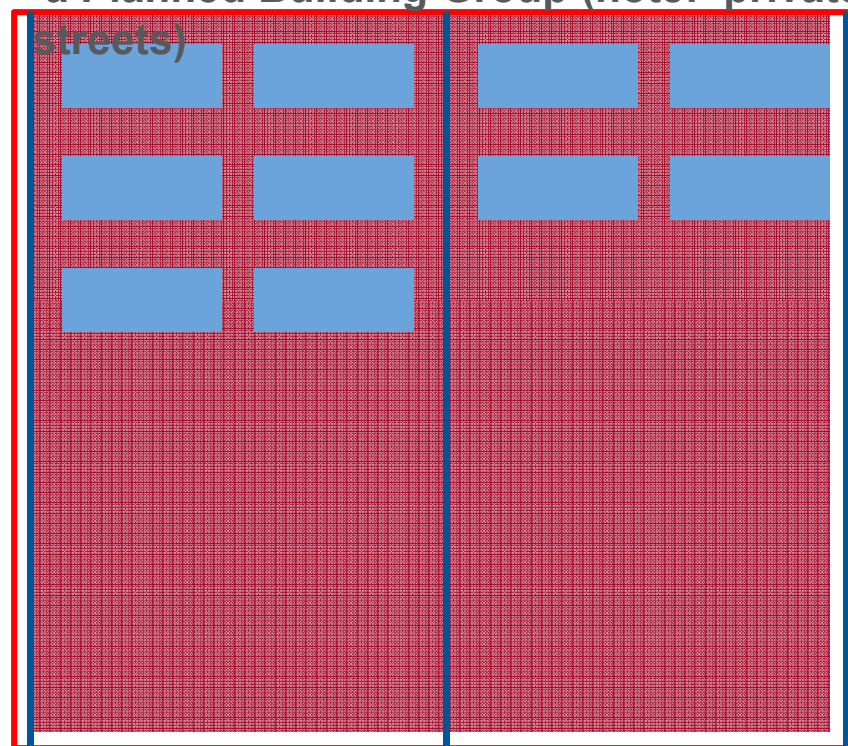
Development without  
a Planned Building Group



Each house has a zone  
lot

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Development with  
a Planned Building Group (note: private  
streets)



One large zone lot with multiple  
houses

*Setbacks and Bulk Plane are  
measured from the red lines*





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## Transportation Considerations – What is reviewed, when, and by whom...

Process - Scope	Transportation Considerations	City Staff	Planning Board	City Council
<b>Area Plan</b> Describes VISION for an <b>area</b>	Review for consistency with Comprehensive Plan - Identify and prioritize mobility goals	Drafts	Reviews and Approves	Adopts
<b>Zoning</b> Defines REGULATIONS for a <b>property</b>	Consider street classifications relative to neighborhood context	Reviews	Reviews and recommends	Final Decision
<b>Permit</b> Assesses <b>specific project</b>	Assess potential traffic impacts associated with any development  Determine if traffic study is needed  Identify and require mitigation measures as needed to optimize traffic flow before	Reviews and makes final determination	None	None

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