

CB16-0130

**3200 Walnut**  
**3220 Walnut**  
**3254 Walnut**  
**3235 Larimer**  
**Rezoning Request**

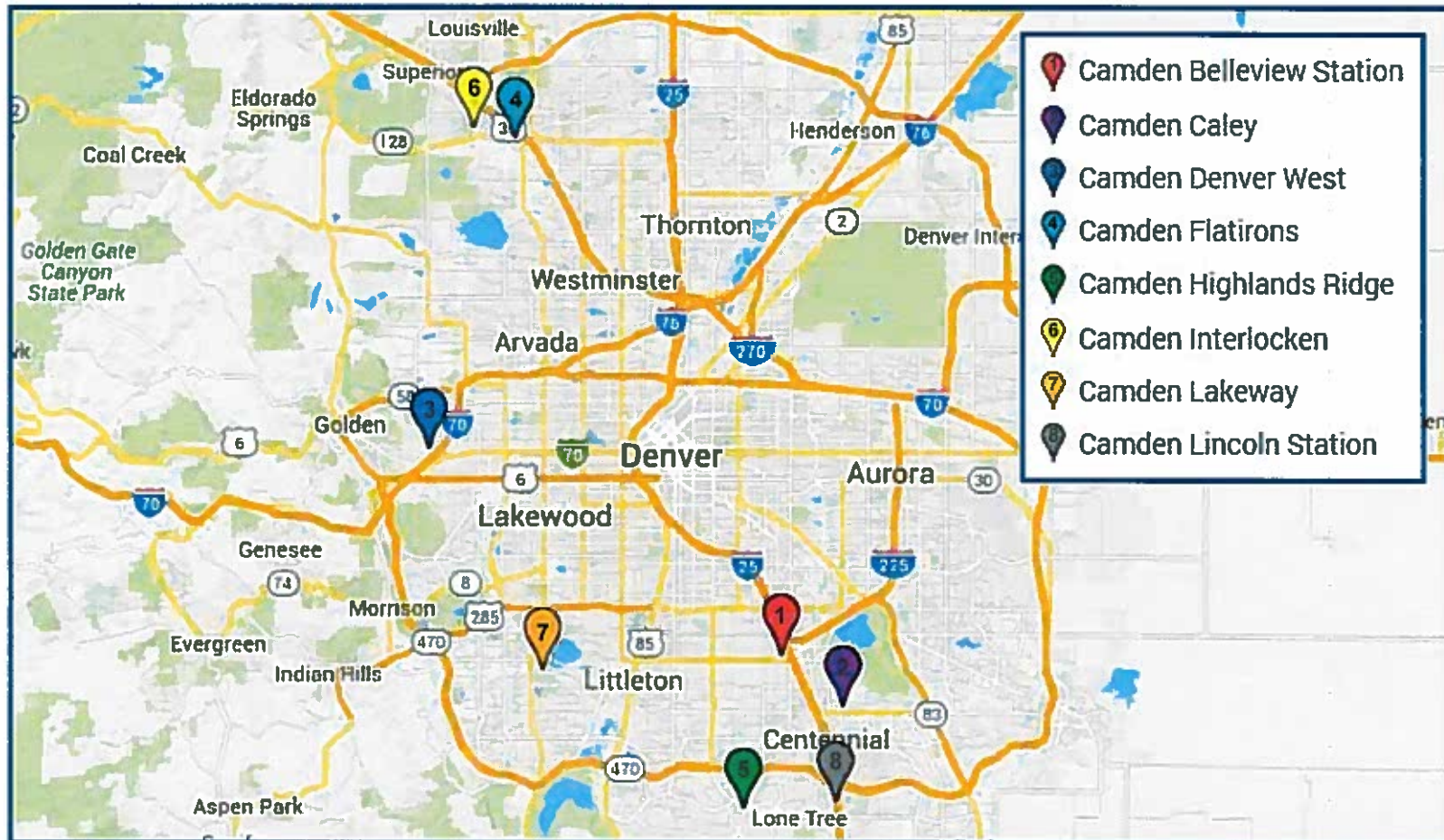


City and County of Denver  
City Council 2<sup>nd</sup> Reading  
April 11<sup>th</sup>, 2016



# Camden's Denver Presence

8 communities comprising of 2,632 homes, including under construction Camden Lincoln Station and recently completed Camden Flatirons



# Camden Flatirons – Broomfield, CO

CAMDEN 



# LA Arts District

CAMDEN 



# Public Outreach

## **Curtis Park Neighbors**

2705 Stout St.  
Denver, CO 80205  
Contact: Sue Glassmacher

## **Denver Neighborhood Association, Inc.**

1285 Dexter Street  
Denver, CO 80220  
Contact: Bradley Zieg

## **Denver Urban Resident Association**

2420 Welton Street  
Denver, CO 80202  
Contact: Raymond Lyall

## **Elyria Swansea / Globeville Business Association**

3519 Brighton Blvd., Suite D  
Denver, CO 80216  
Contact: Larry Burgess

## **Five Points Business District**

2444 Washington Street  
Denver, CO 80205  
Contact: Tracy Winchester

## **River North Arts District**

3611 Chestnut Pl.  
Denver, CO 80216  
Contact: Tracy Weil, Justin Kroft

## **Inter-Neighborhood Cooperation (INC)**

PO Box 300684  
Denver, CO 80218  
Contact: Larry Ambrose

## **United Community Action Network Inc.**

4653 High St.  
Denver, CO 80216  
Contact: Drew Dutcher

## **Rio Norte**

1205 24<sup>th</sup> St.  
Denver, CO 80205  
Contact: Leland Kritt

The project team has spent significant time contacting Registered Neighborhood Organizations within the area of the proposed development.

The team has taken all comments and concerns with the proposed development into account and will continue to work with these organizations throughout the development process to ensure that the end product is something that the community and the City alike supports.

# Outreach Timeline

9/4/15: Email / Phone outreach

9/9/15: Meeting with Rio Norte plus Email / Phone outreach

9/10/15: RiND Meeting

9/17/15: Curtis Park Neighbors on-site meeting

9/17/15: Follow-up Email outreach

9/25/15: RiND Meeting

10/27/15: RiND Meeting

1/26/16: RiND Meeting

2/11/16: RiND Meeting

## September '15

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

## October '15

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## November '15

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## December '15

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## January '16

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## February '16

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

# RiNo Art District Support



RiNo Art District  
3535 Larimer St.  
Denver, Colorado 80205

303.308.9345

The RiNo Art District is a  
Non-Profit Organization

**Board of Directors:**  
Chandler Romeo – Co-Chair  
Andrew Feinstein – Co-Chair  
Redford Brown – Secretary  
Jonathan Kaplan – Treasurer  
Tracy Weil – Director  
Justin Croft – Director  
Anne Hayes – Director  
Hadley Hooper – Director  
Vicki Sterling – Director  
Sonia Danielson – Director  
Coyce Goldberg – Director  
Jonathan Power – Director  
Gina D'Ambrosio – Director

**Executive Director:**  
Jamie Ucko

**Creative Director:**  
Tracy Weil

**Events + Programs Director:**  
Marina Chotzinoff

**Membership Director:**  
Eva Zimmerman

**Communications Director:**  
Alye Sharp

February 17, 2016

Camden USA, Inc.  
Todd Triggs  
Vice President Real Estate Investments

Re: Denver Hardware Rezoning

Dear Todd,

On behalf of the RiNo Art District, we want to thank you for taking the opportunity to meet with us several times over the past few months in regard to your proposal for the Denver Hardware property located between Walnut and Larimer Streets, and 32<sup>nd</sup> and 33<sup>rd</sup> Streets in the RiNo neighborhood.

We are extremely appreciative of the work you have done to revise your proposed site plan to better address the concerns of the neighborhood and to create a truly interesting, activated, multi-use development that brings much-needed residential dwellings to RiNo while also providing an activated ground-level experience on Larimer and Walnut Streets, opportunities for artists to enjoy work/live space and spaces to support business development. We have pushed for these changes because we recognize that active first floors are critical to the success of a neighborhood. As RiNo welcomes higher-density projects, the impact of residents living here 24/7 will be significant. Ground-floor space brings the opportunity for more local businesses to support this demand, and provides opportunity for those in the neighborhood to utilize services by foot or bike rather than by adding more vehicular traffic and congestion to the streets. While we realize that the goods, services and amenities provided within this development won't single-handedly provide for the needs of the 230+ residents who will live in your particular development, we believe that together active, responsible developments create a critical people-centric (rather than car-centric) ecosystem throughout the district. That ecosystem is already partially built along the district's primary streets and will get exponentially better with each good development. As the guardians of the RiNo neighborhood, we have heard loud and clear the desire of stakeholders to eliminate "dead blocks."

Per our discussions, and your subsequent letter to us dated February 1, 2016, we are very supportive of the following elements that you have committed to incorporating into your design:

- Integration of multifamily apartments, live-work units, retail, gallery and flex space in your design to help activate the street and create a true mixed use development on this site
- Location of ground level retail/gallery/flex-space and the work-live units along Larimer Street and Walnut Street to keep an activated presence on the main pedestrian thoroughfares
- Provision of meaningful retail spaces that are consistent with the types of small retail boutiques, galleries and small food service establishments that are found throughout RiNo
- Addition of a ten work/live units on Walnut Streets at a price that can accommodate our RiNo artists and give them a place to remain in the RiNo

neighborhood

- Appropriate design to improve the transition between RiNo's commercial development and our adjacent residential neighborhoods
- Interesting activation of the streetscape and public realm surrounding and within your development
- Design that is consistent with the RiNo aesthetic utilizing high-quality building materials and a well-articulated façade, and hopefully integrating reuse of some of the existing historical materials from the Denver Hardware block

We acknowledge that you are a long-term owner of your sites and desire to create a development that is well regarded and sets the example for re-development within RiNo. To that end, and because of your commitment to build responsible development, the RiNo Art District is pleased to support Camden's request for upzoning for this site. We look forward to a continued working relationship with you, and to the energy that your development brings to the neighborhood.

Regards,

Jamie Ucko  
RiNo Art District | Executive Director  
[jamie@rinoartdistrict.org](mailto:jamie@rinoartdistrict.org)

# RiNo Art District Support

Among other reasons, RiNo Art District is very supportive of the following elements that have been proposed as part of the development of this site:

“Integration of multi-family apartments, live-work units, retail, gallery and flex space in your design to help activate the street and create a true mixed use development on this site”

“Provision of meaningful retail spaces that are consistent with the types of small retail boutiques, galleries and small food service establishments that are found throughout RiNo”

“Appropriate design to improve the transition between RiNo’s commercial development and our adjacent residential neighborhoods”

**“Because of your commitment to build responsible development, the RiNo Art District is pleased to support Camden’s request for upzoning for this site”**



# Proposed 55' Height Transition Line



The 55' Setback to the height transition has been requested based on the following reasons:

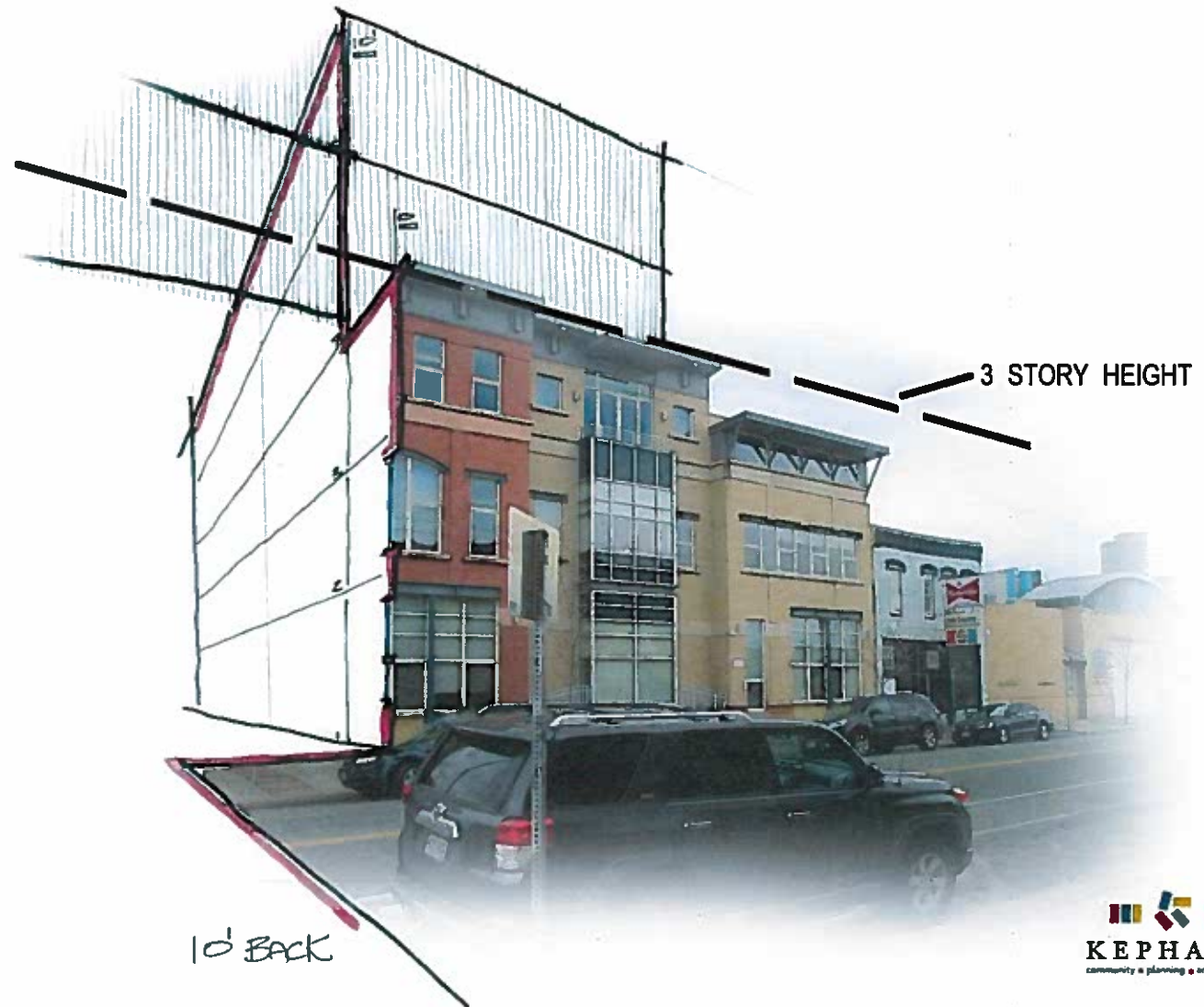
- Vacated Alley
- Impact to Larimer Streetscape
- Neighborhood Support of 5 Stories
- Wrap Style Building & Interior Parking

"Plans represent a long-term, broad vision for a community and **function as guides** for future land use and urban design, ensuring orderly and appropriate neighborhood development, including such elements as buildings, streets, parks and public spaces."

**We believe the intent of any area plan is to be used as a guide for conversations and compromise between the developer, the surrounding community/stakeholders and the City.**

# Height Transition

This graphic depicts a 10' stepback after the third story to increase to 5 stories.



# Height Transition

This graphic depicts a 10' stepback after the third story to increase to 5 stories while also showing the continuation of the 3 story streetscape along Larimer.



# Height Transition

This graphic depicts a 55' stepback after the third story to increase to 5 stories.



# Height Transition

This graphic depicts a 55' stepback after the third story to increase to 5 stories while also showing the continuation of the 3 story streetscape along Larimer.



# Height Transition

This graphic depicts a 125' (located at the vacated alley) stepback after the third story to increase to 5 stories.



# Height Transition

This graphic depicts a 125' stepback after the third story to increase to 5 stories while also showing the continuation of the 3 story streetscape along Larimer.

