



DENVER
THE MILE HIGH CITY

4800 North Race Street

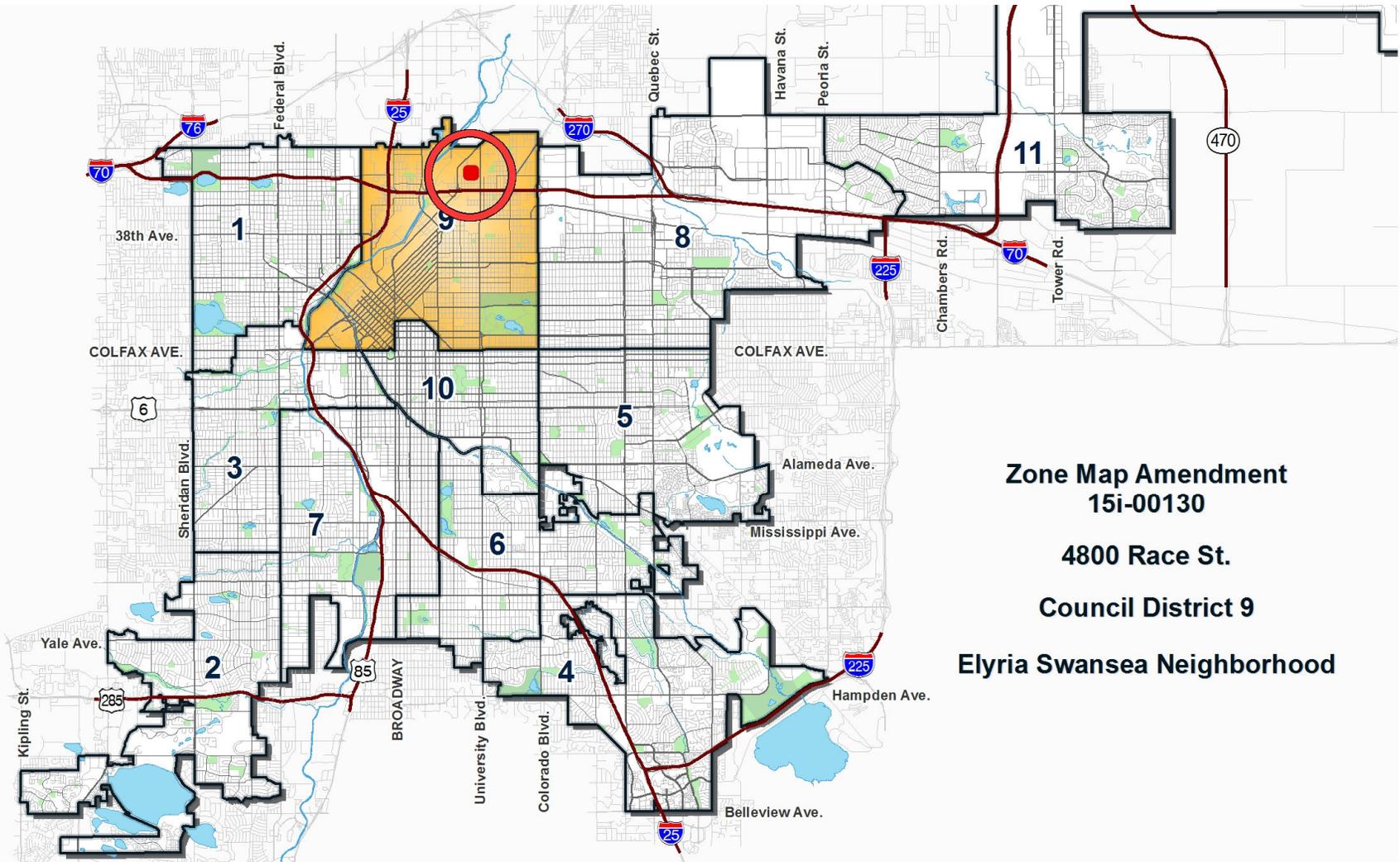
I-B/UO-2 to C-MX-3, C-MX-5, C-MX-
8

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



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Location



**Zone Map Amendment
15i-00130**

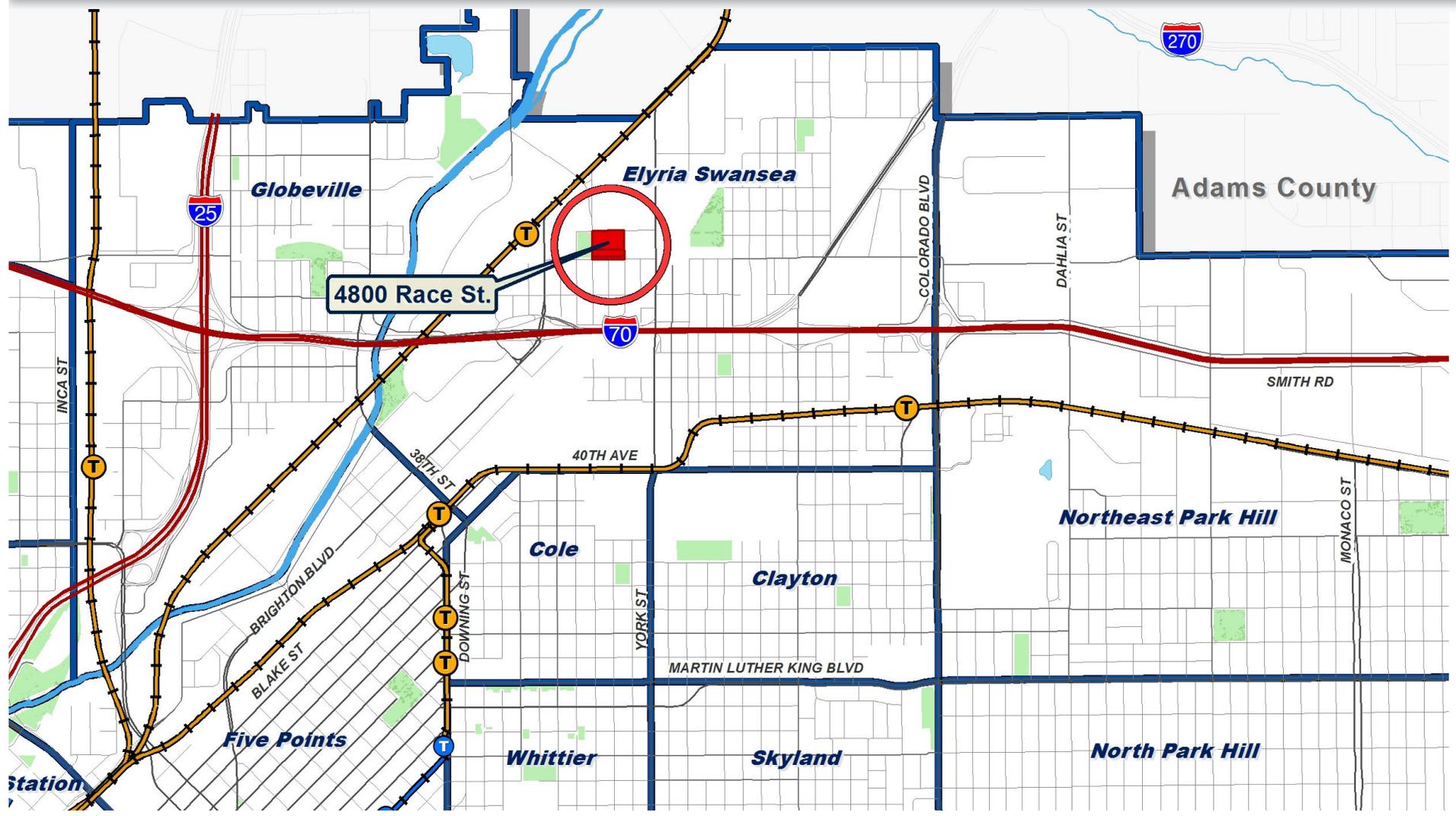
4800 Race St.

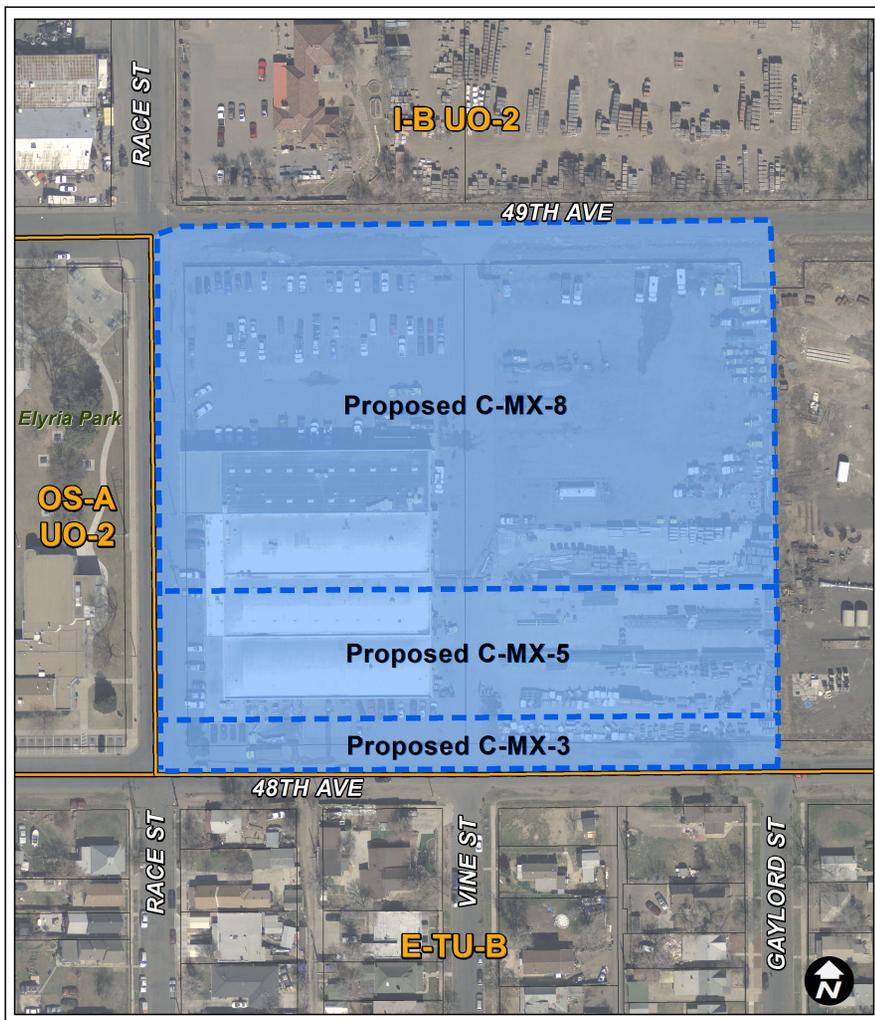
Council District 9

Elyria Swansea Neighborhood



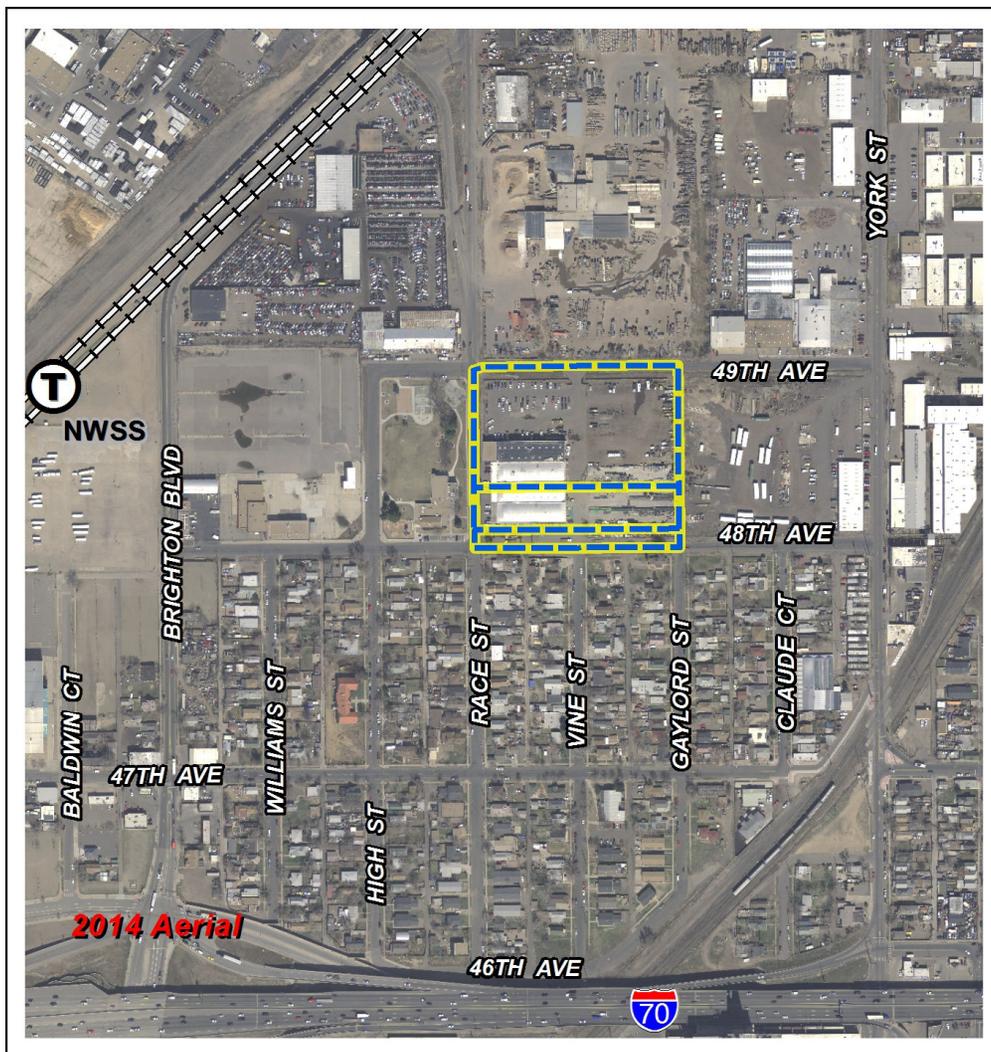
Elyria Swansea Neighborhood





- Property:
 - 264,220 SF, 6.07 acres
 - Existing industrial warehouse
- Property Owner:
 - Requesting rezoning to redevelop site
- Rezone from I-B/UO-2 to C-MX-3, C-MX-5, and C-MX-8

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



- Elyria Swansea Neighborhood
- 3 blocks east of Brighton Boulevard and National Western Transit Station
- 2 blocks north of Interstate 70
- 2 Blocks west of York Street



Request: C-MX-3, C-MX-5 and C-MX-8 Urban Center Neighborhood Context – Mixed Use – 3, 5 and 8 stories max. ht.

Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

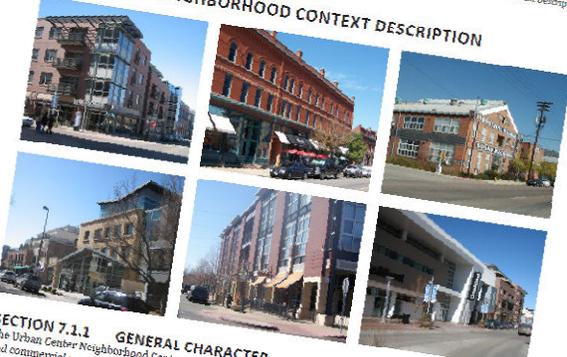
7.2.2.2 Specific Int

- A. Mixed C-MX-3 buildings
- B. Mixed C-MX-5 buildings
- C. Mixed C-MX-8 buildings
- D.
- E.

SECT 7.2.3

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Description



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strip and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector mixed-use arterial and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center 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 side of the building.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower-scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010

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June 25, 2010

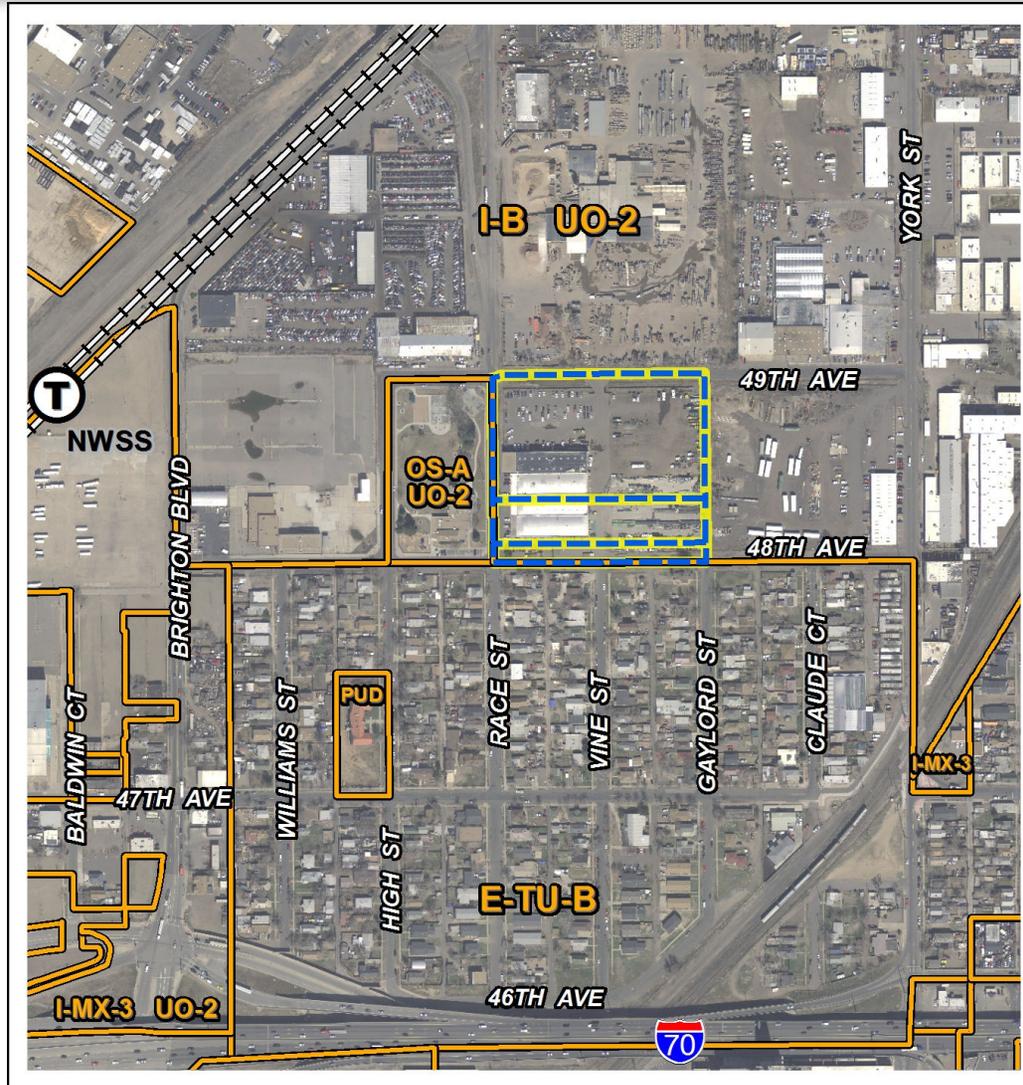
7.2-21

7.1-1



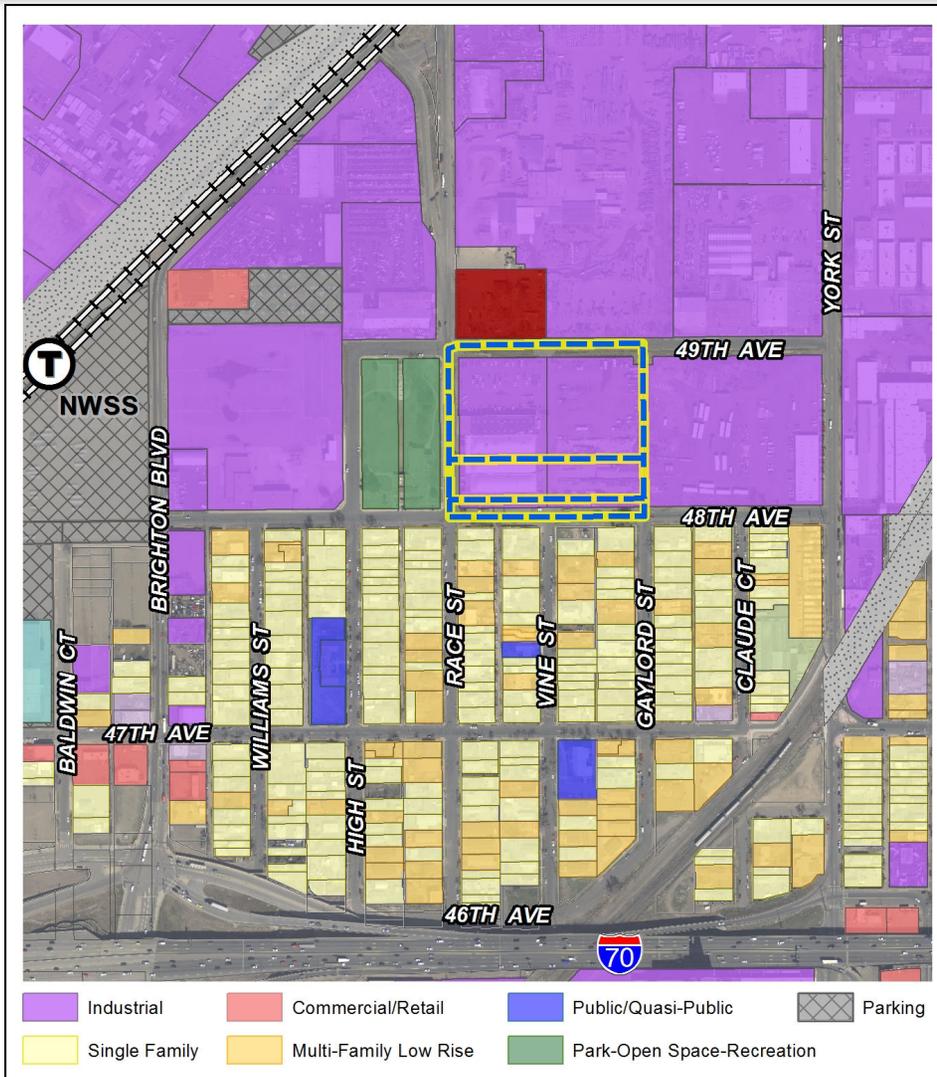
- Current Zoning: I-B/UO-2
- Existing Land Use - Industrial
- Building Form/Scale – 1-2 story warehouse
- Within ½ mile of planned National Western Stock Show Transit Station

Existing Context – Zoning



Existing Context – Land Use

- Existing Use:
 - Industrial
- Surrounding Uses:
 - North – Office and Industrial
 - South – Residential
 - East – Industrial
 - West – City Park and Recreation Center





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Existing Context – Building Form/Scale



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- Planning Board – March 16, 2016, notification signs and electronic notice; unanimous recommendation of approval
- Neighborhoods and Planning Committee – April 6, 2016
- City Council Public Hearing – May 16, 2016
- Public Outreach – RNOs
 - Cross Community Coalition; Elyria Swansea/Globeville Business Association, United Community Action Network Inc.; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
 - No RNO comment
 - One letter of opposition

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Elyria Swansea Neighborhoods Plan (2015)

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: Consistency with Adopted Plans

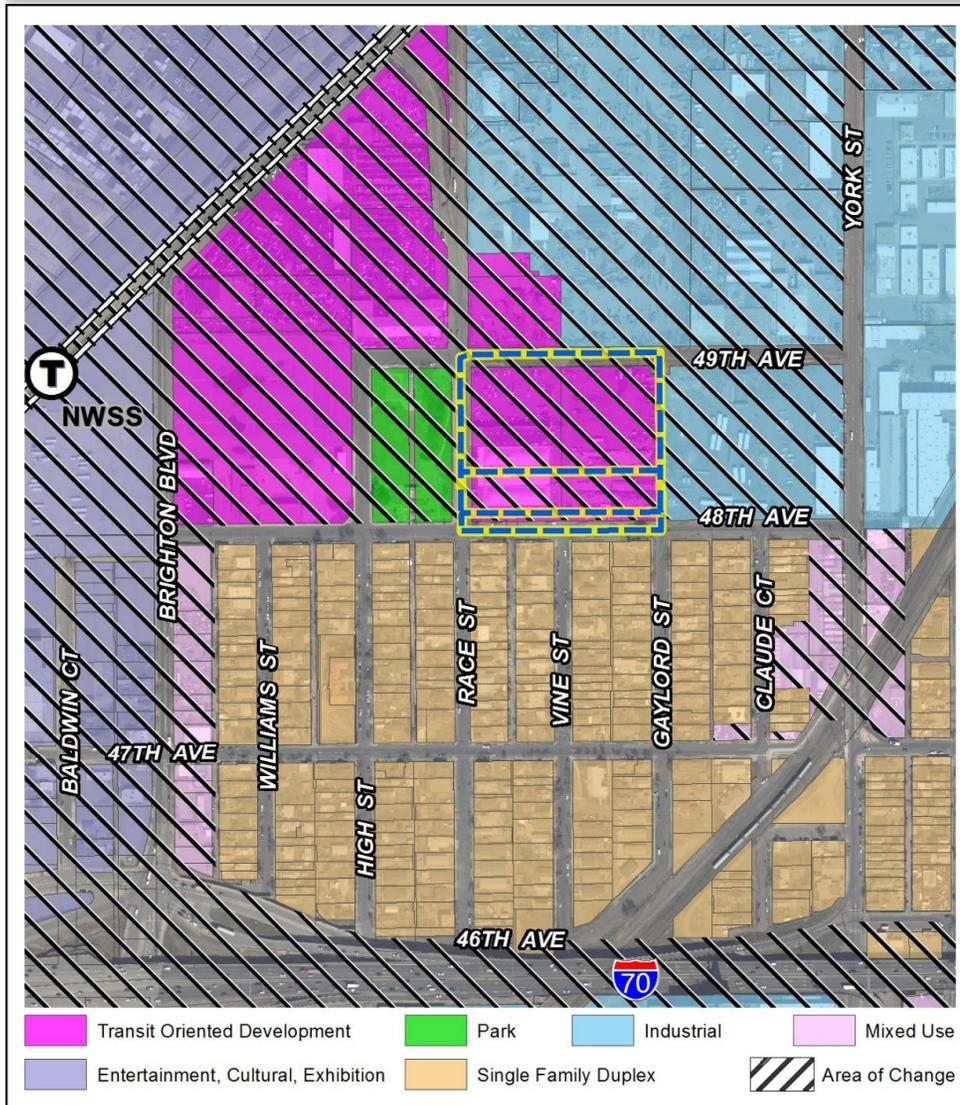
Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – *“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”* (p. 39).
- **Land Use 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).
- **Legacies Strategy 3-A** – **“Identify areas in which increased density and new uses are desirable and can be accommodated”** (p. 99).

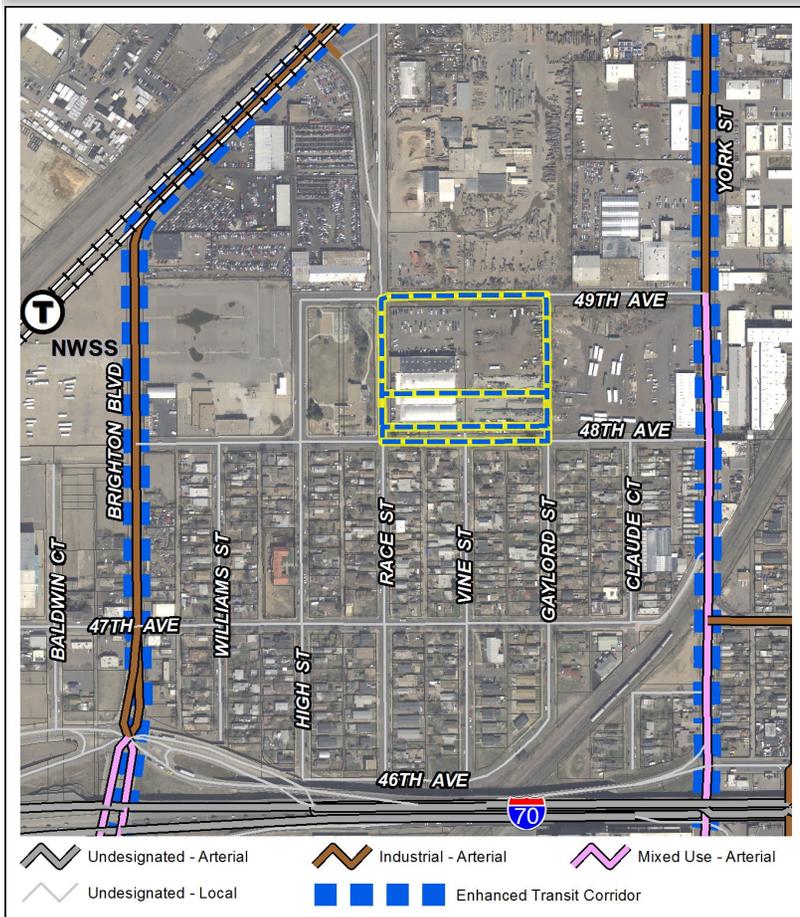
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Transit Oriented Development
 - Balanced Mix of Uses
 - Compact, Mid- to High-density Development
 - Area of Change
 - Channel Growth Where it will be Beneficial



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

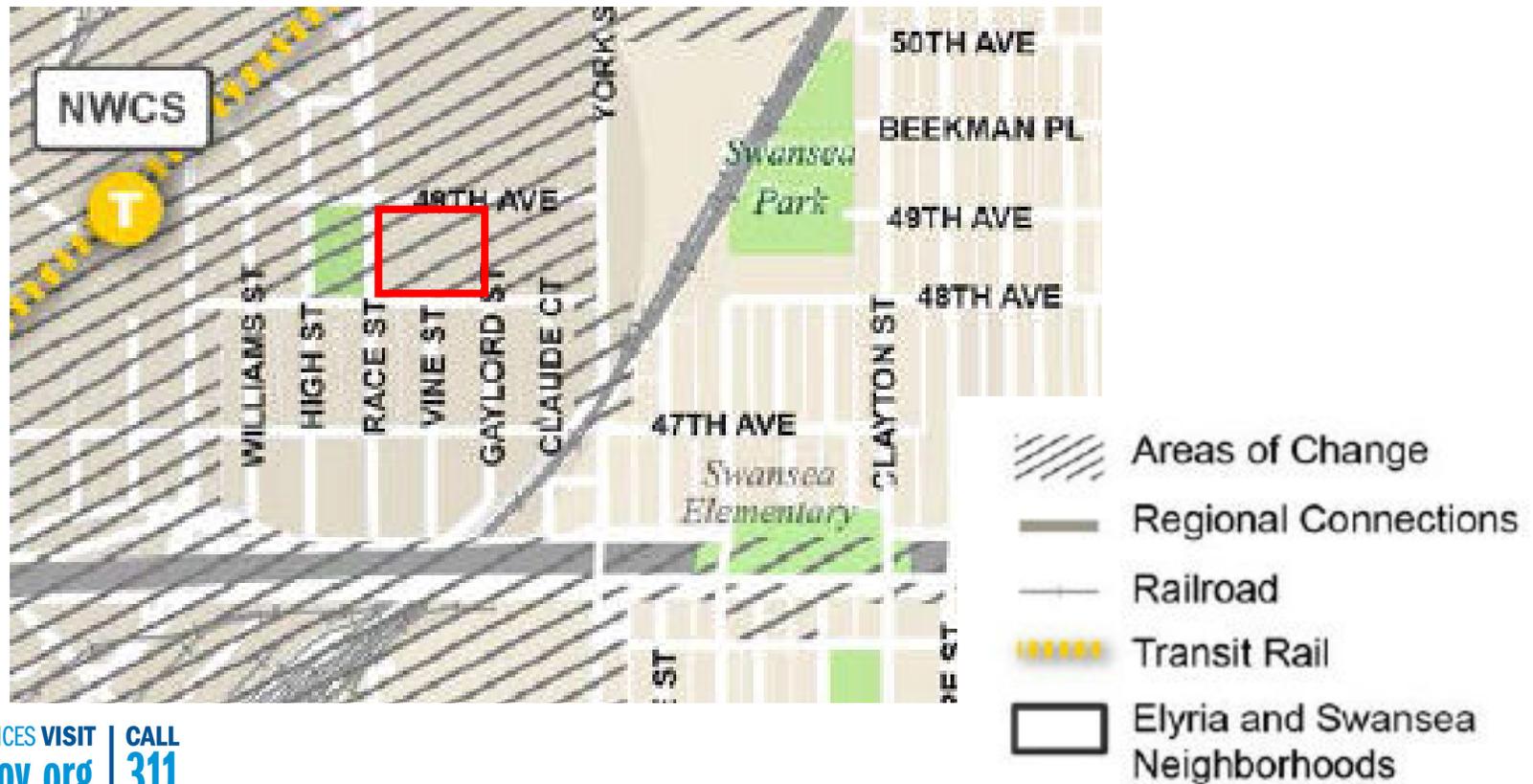
- Future Street Classification:
 - North Race Street, East 48th and East 49th Avenues, and Gaylord Street
 - All Undesignated Local Streets

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Review Criteria: Consistency with Adopted Plans

Elyria Swansea Neighborhoods Plan (2015)

Areas of Change



Review Criteria: Consistency with Adopted Plans

Elyria Swansea Neighborhoods Plan (2015)

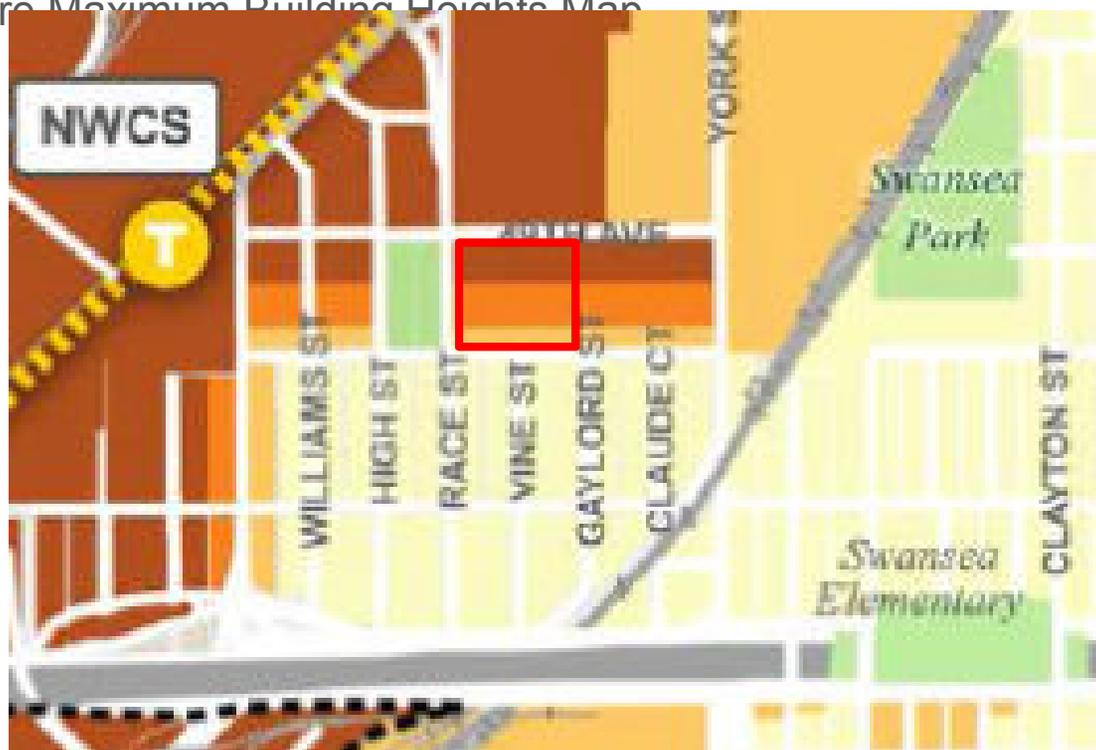
Concept Land Use Map



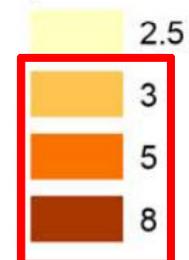
Review Criteria: Consistency with Adopted Plans

Elyria Swansea Neighborhoods Plan (2015)

Future Maximum Building Heights Map



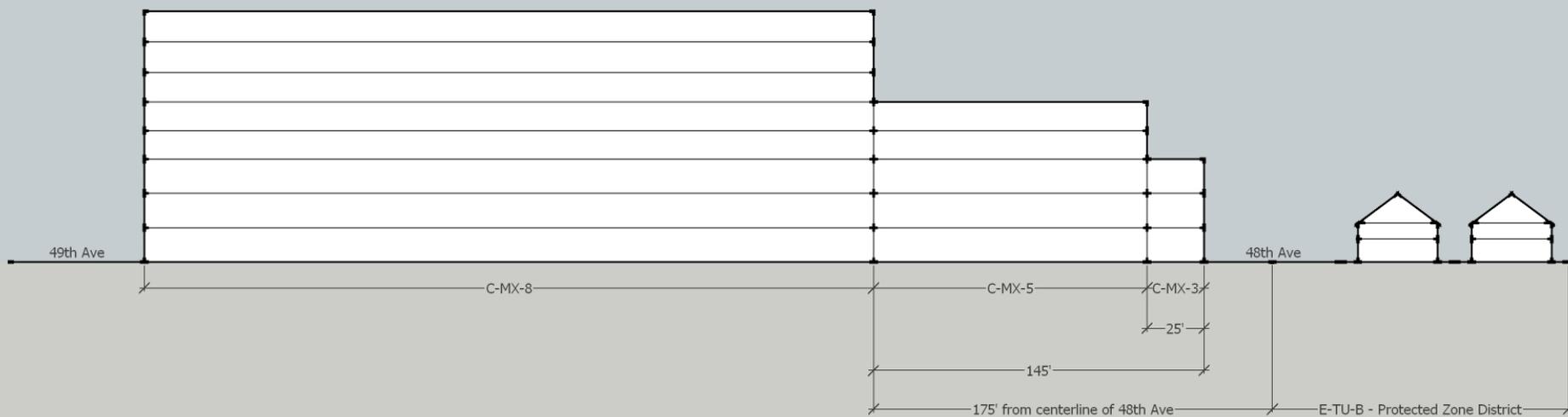
Building Heights
(Number of Stories)





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Proposed Building Heights



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, Elyria Swansea Neighborhoods 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



Justifying Circumstance

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 Section 12.4.10.8.A).
 - Property is located within an Area of Change within ½ mile of a transit station and within 2 blocks of the National Western Center
 - Proposed change of use of the property from industrial to residential with ground floor commercial that is recommended by the area plan

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

- **Urban Center Neighborhood Context:**
 - Multi-unit residential, commercial strips and centers
 - Multi-unit buildings are typically in Rowhouse or Apartment forms
 - Multi-unit residential and commercial uses are primarily located along residential collector, mixed-use arterial and local streets
 - Block shapes are uniform sizes shaped by a grid street pattern
- **C-MX-3, C-MX-5 and C-MX-8 (Urban Center Neighborhood – Mixed Use – 3, 5 and 8 Story Max)**
 - Zone districts intended to protect and promote safe, active and pedestrian-scaled diverse areas through the use of moderate building forms and pedestrian enhancements that improve the transition between commercial development and adjacent residential.

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