



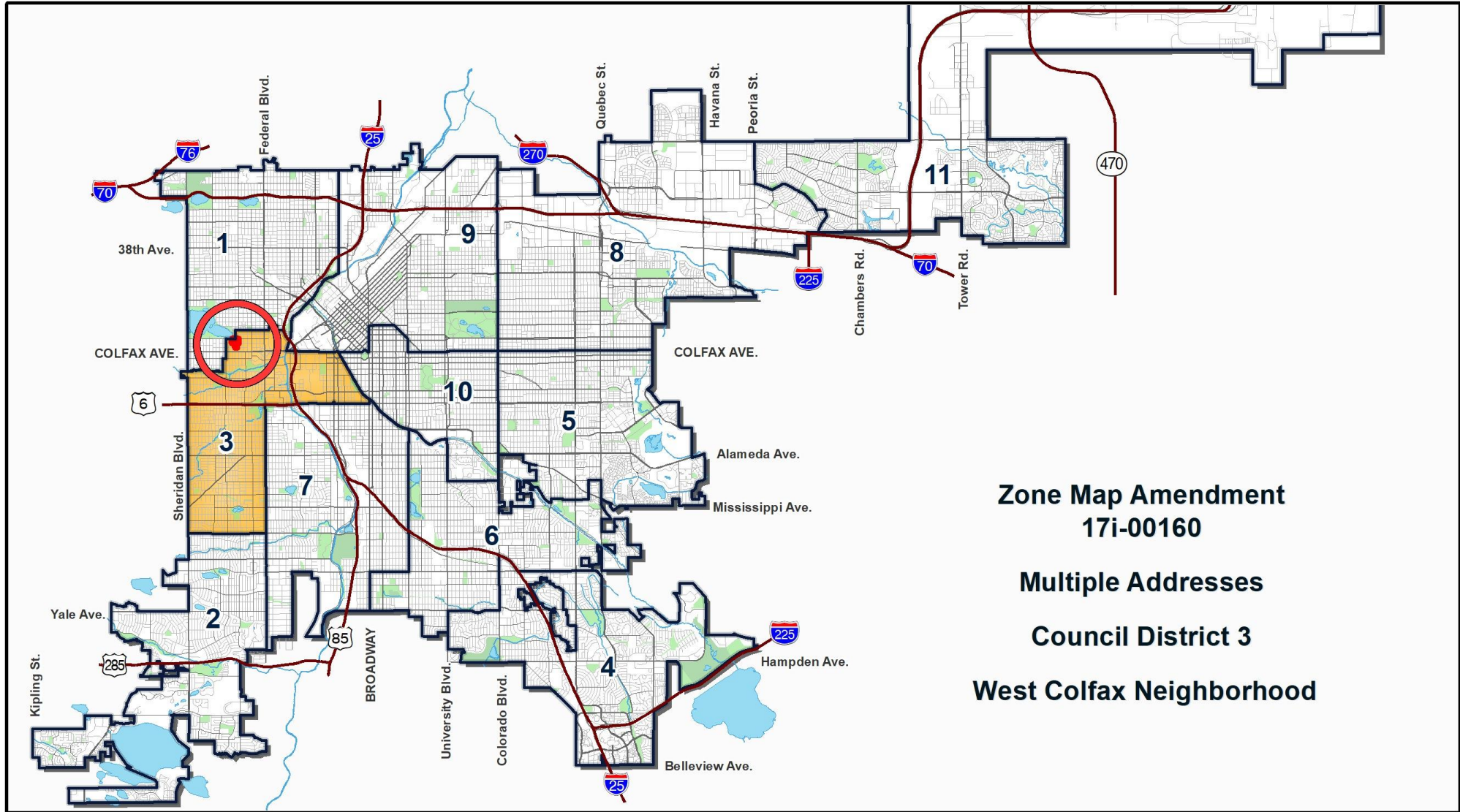
Ordinance 19-0401

Block bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570,
1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade Street in West
Colfax

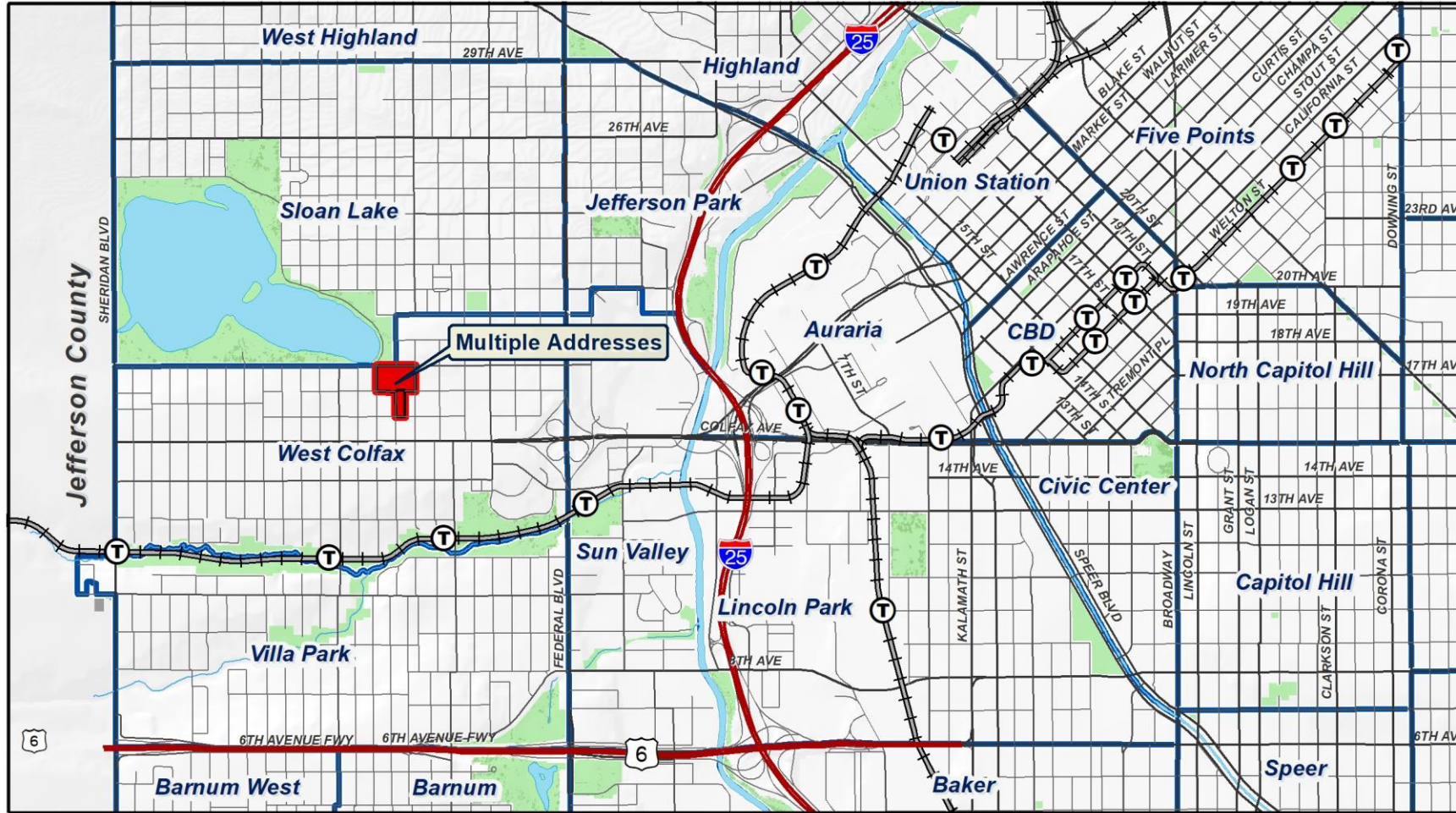
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PUD 8 & U-TU-C to PUD G and U-TU-C

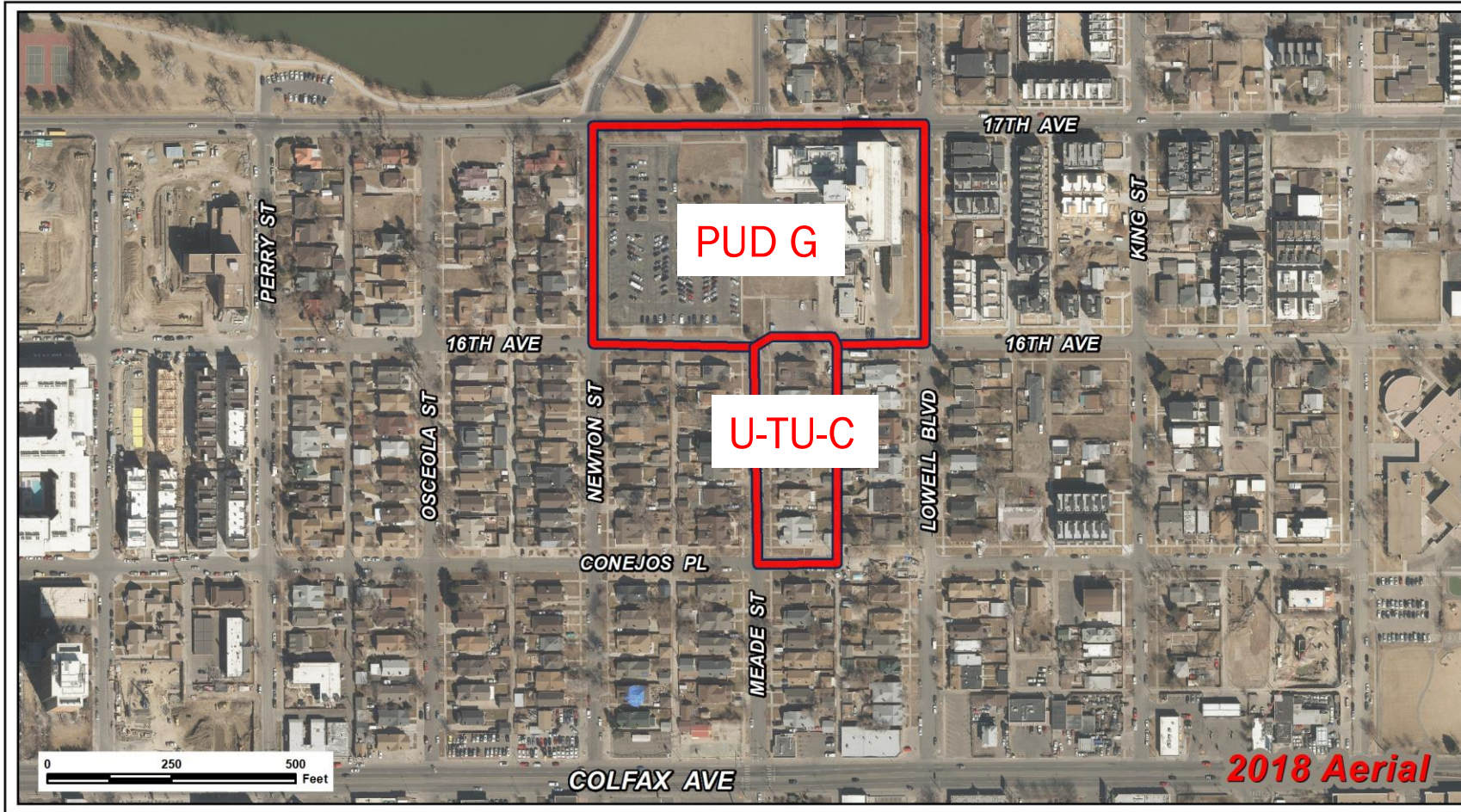
Denver City Council presentation June 25, 2019



West Colfax Neighborhood



PUD 8, U-TU-C to PUD G, U-TU-C

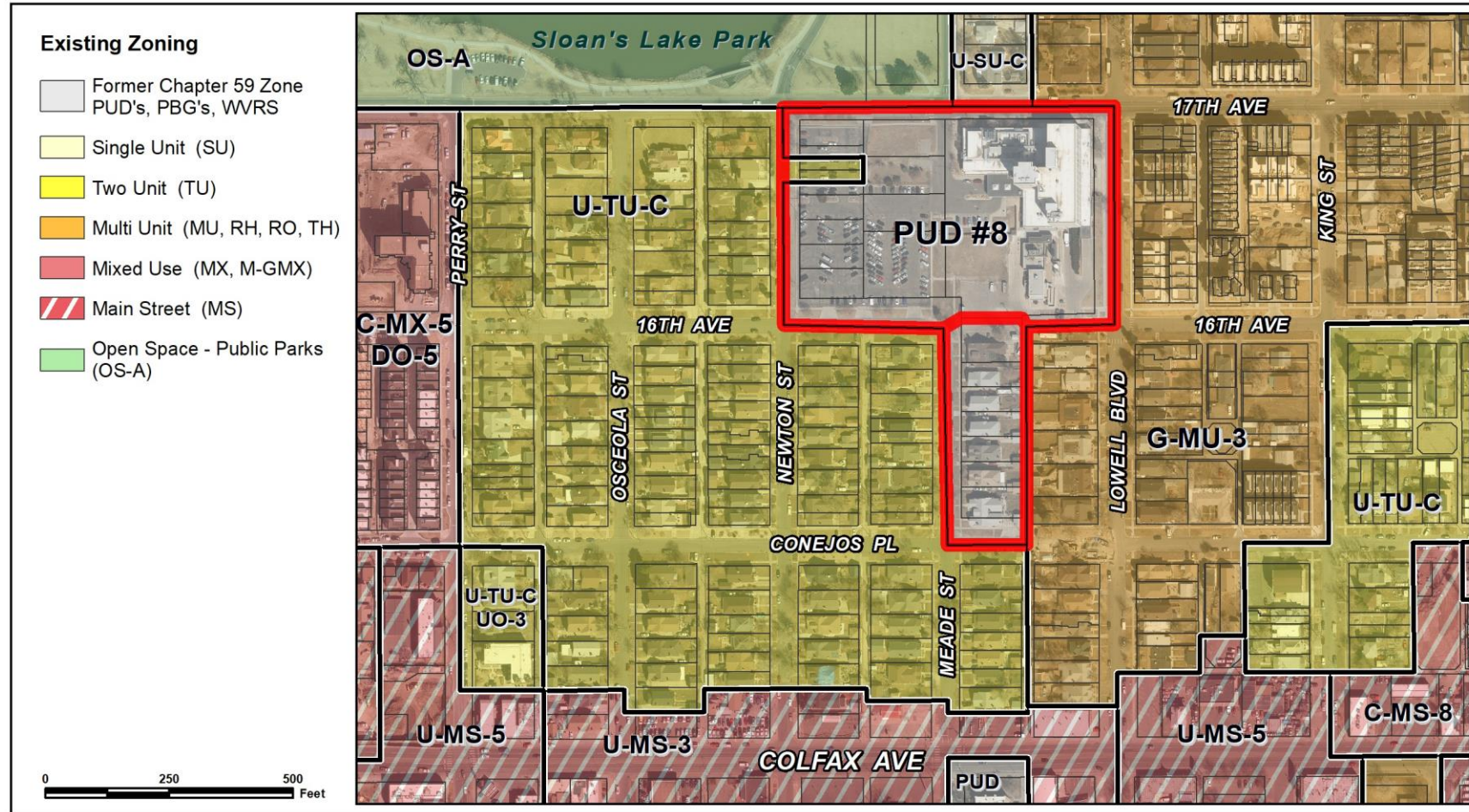


Rezone Ch59 PUD #8 and small portion of U-TU-C to DZC PUD G and U-TU-C

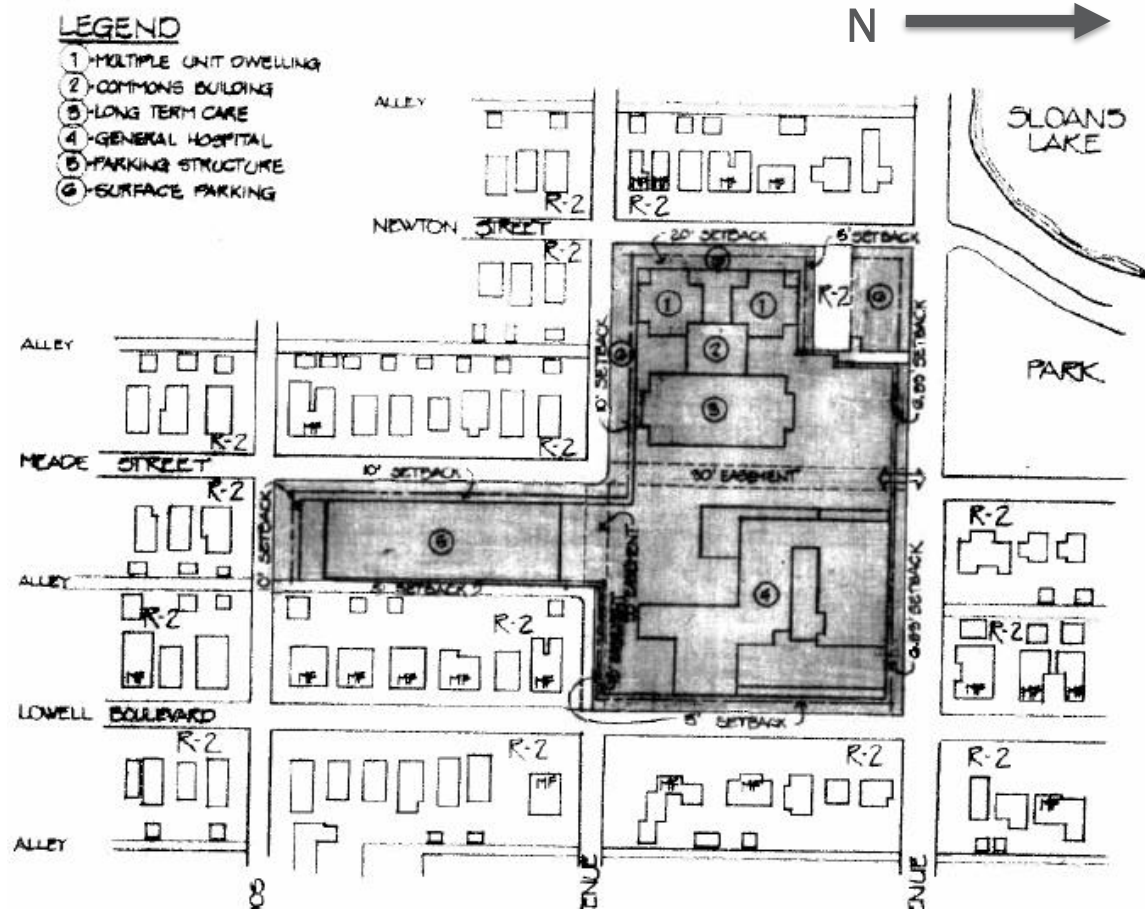
Propose PUD based on C-MX-8 to facilitate redevelopment of surface parking area

- Subareas with different height allowance to transition height to the adjacent residential
- Increased pedestrian activation
- Allowances for continued hospital uses

Existing Zoning



Existing PUD-8

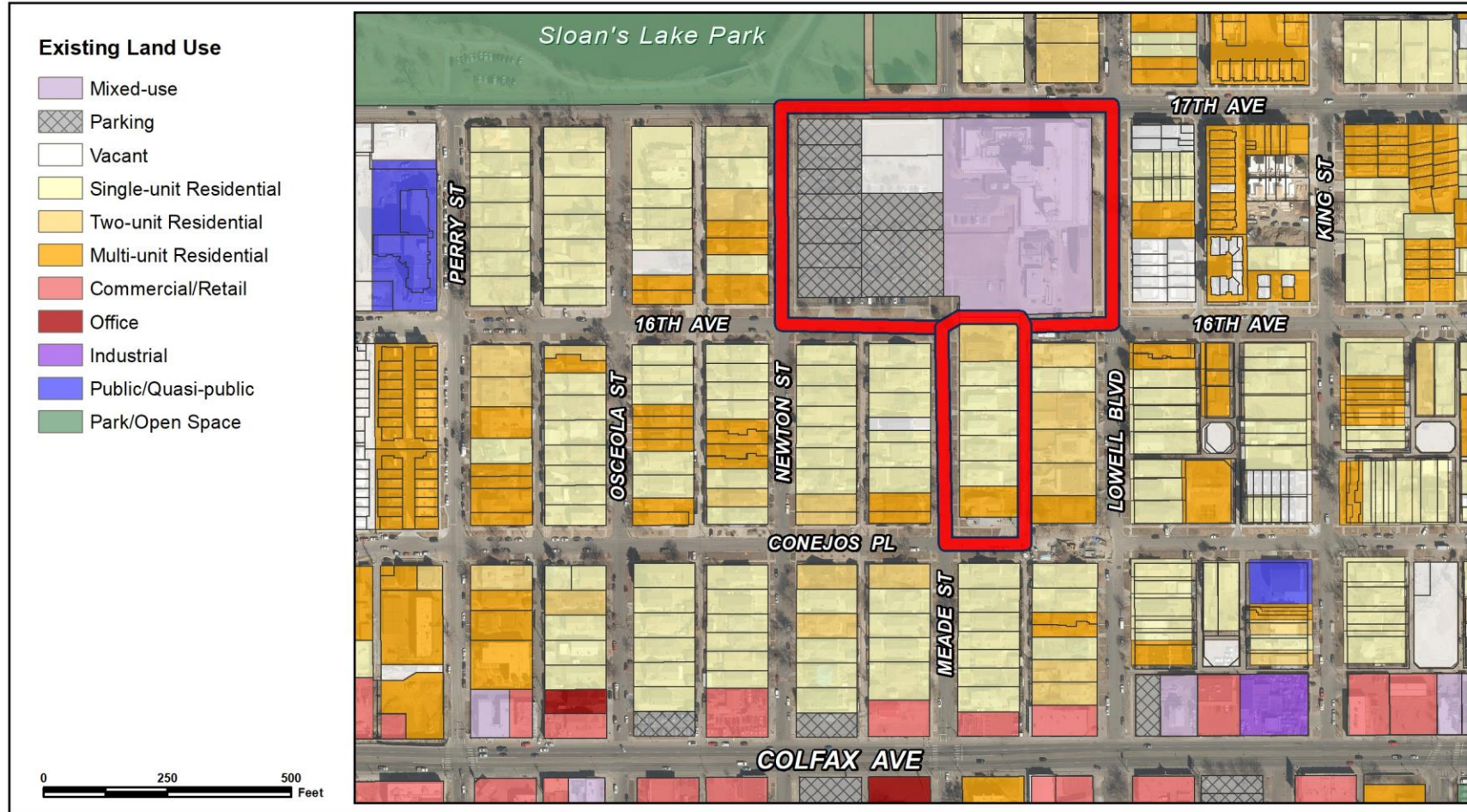


The gross acreage of the proposed development is 6.15 acres. The proposed land shall be used for a General Hospital, a Long Term Care Facility, Commons Building, Multiple Unit Dwellings (two) and a Parking Structure. The Multiple Unit Dwellings will be Senior Citizen Housing, with each Dwelling containing 80 units for a total 160 units. The Long Term Care facility will contain 220 long term care beds. The Parking Structure will contain 413 parking spaces. Additional surface parking with approximately 100 parking spaces will be provided of which 60 will be for the Multiple Unit Dwellings. Off street loading areas for the General Hospital, Long Term Care facility and Multiple Unit Dwellings in the amount of 8 berths properly placed to service each land use structure.

Each land use structure shall be constructed to conform to the following:

	Height Above First Floor	Building Land Coverage	Maximum Gross Floor Area Above Grade
General Hospital	93 ft	68,100 sq ft	232,000 sq ft
Long Term Care	80 ft	20,000 sq ft	120,000 sq ft
Commons Building	33 ft	6,400 sq ft	7,200 sq ft
Each Multiple Unit Dwelling	110 ft	8,500 sq ft	78,100 sq ft
Parking Structure	58 ft	35,200 sq ft	160,000 sq ft

Existing Land Use



Existing Context – Building Form/Scale



site from 17th & Newton looking south-east

site along Meade St. looking south-east



site from 16th & Newton looking north-east

Existing Context – Building Form/Scale



character along Lowell, to the east of site



character along Newton, to the west of site

Proposal: PUD-G #21

Purpose of PUDs (Denver Zoning Code Sec. 9.6.1)

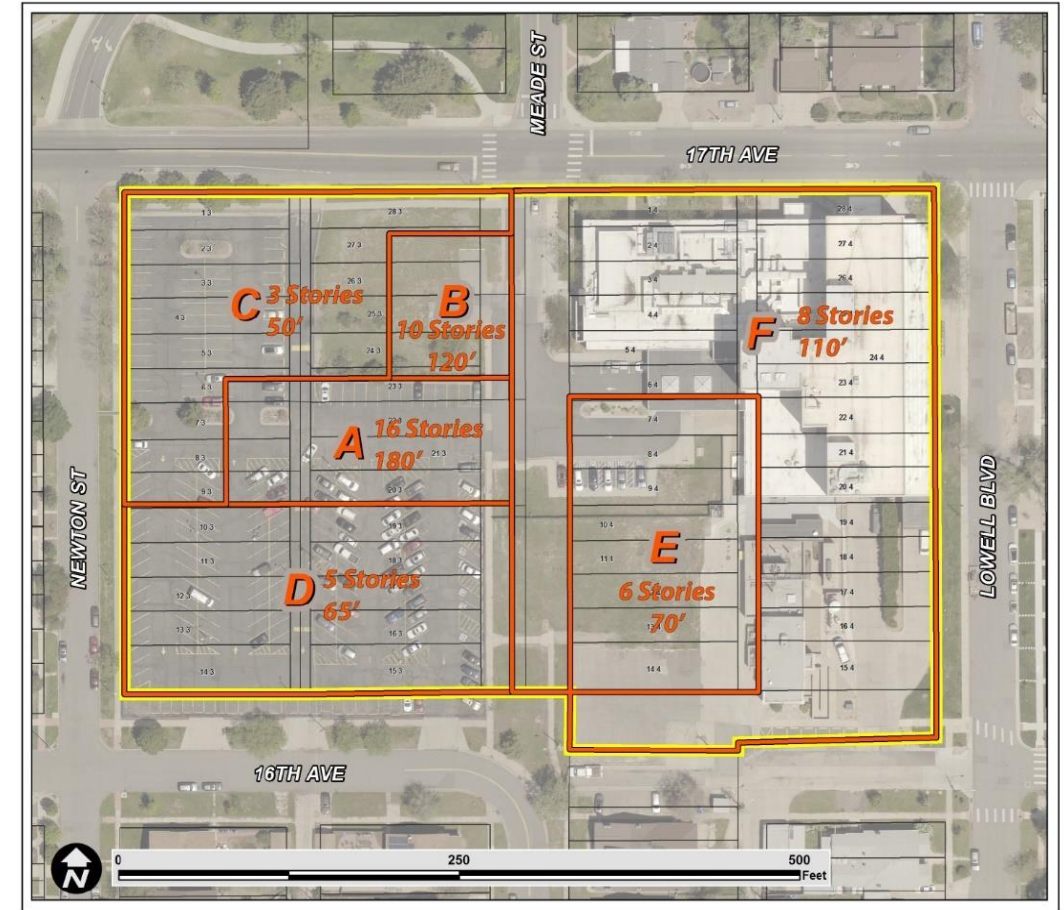
- To provide an alternative set of regulations in unique and extraordinary circumstances
- More flexible zoning than what is achievable in standard zone district without multiple variances, waivers, and conditions
- **PUD-G #21 is proposed to address unique circumstances related to the existing Former Chapter 59 PUD on the site and to bring the site into closer conformance with the DZC**

Proposed PUD-G #21 Standards

- Variation of maximum height (3 stories at the lowest, 16 stories at the highest) with different subareas while removing protected district height limitations.
- Allow Hospital and Emergency Vehicle Access point uses in Subareas E & F
- Reduce parking requirement for Dental/Medical Office and for Eating or Drinking Establishments

In exchange for the above flexibility, the deviations also include:

- Require higher street level activation along 17th Avenue
- Limit visible parking above street level



Concurrent Development Agreement

- Requirement for multi-modal connection between 16th & 17th at Meade
- Voluntary affordable housing commitment
 - For Sale Units
 - Minimum of 7% of all for-sale units, or 8 units (whichever is greater) income-restricted at or below 100% Area Median Income (AMI) for a period of 99 years
 - No fewer than 6 two-bedroom units and 2 three-bedroom units
 - For Rent Units
 - All rental units shall be income-restricted for a minimum of 30 years
 - Minimum 80% of units income-restricted at or below 60% AMI
 - Minimum 15% of units income-restricted at or below 50% AMI
 - Minimum 5% of units income-restricted at or below 40% AMI
- All affordable units will be subject to the Affordable Housing Rules and Regulations as a supplement to Article V, Chapter 27, of the DRMC

Process

Planning Board –4/17

- Many speakers, a mix of opposition and support
- Voted 6-1 to recommend approval

Land Use, Transportation and Infrastructure Committee –4/30

City Council –6/24

Comment Letters

- 30 provided in opposition
 - Key themes: loss of views, 16-story area, traffic, new development
- 18 provided in support
 - Key Themes: welcoming of new people into the neighborhood, especially those in need of affordable housing, context-sensitive massing in PUD
- 4 general comments without clear support or opposition

RNOs Notified throughout the process:

- West Colfax Business Improvement District
- Sloan's Lake Neighborhood Association: *Opposition*
- Sloan's Lake Citizens Group
- West Colfax Association of Neighbors – *WeCAN: Opposition*
- Inter-Neighborhood Cooperation (INC)

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Housing an Inclusive Denver*
- *West Colfax Plan (2006)*

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

Consistency with Plans: 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)
- Equitable, Affordable, and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families.* (p. 28)
- Equitable, Affordable, and Inclusive Goal 2, Strategy B. - *Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.* (p. 28)
- Equitable, Affordable, and Inclusive Goal 2, Strategy D. - *Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.* (p. 28)
- Equitable, Affordable, and Inclusive Goal 3, Strategy B. – “Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.” (p. 28)



In 2040...

Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.

Consistency with Plans: Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p.54).*
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*



In 2040...

Denver is a thriving, sustainable city connected to nature and resilient to climate change.



In 2040...

Denver's neighborhoods are complete, unique and reflective of our city's diverse history.

Consistency with Plans: Blueprint Denver (2019)

Land Use & Built Form:
General



- Land Use and Built Form- General: Policy 1 Strategy A: Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers....” (p. 72)
- Land Use and Built Form- General: Policy 2 Strategy B: “Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas” (p. 72)
- Land Use and Built Form- General: Policy 3 Strategy A: “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.” (p. 83)

Consistency with Plans: Blueprint Denver (2019)

Land Use & Built Form:
Housing



- Land Use & Built Form – Housing: Policy 6: “Increase the development of affordable housing and mixed-income housing particularly in areas near transit services and amenities.” (p. 85)
- Land Use & Built Form – Housing: Policy 7: “Expand family-friendly housing throughout the city.” (p. 85)
- Land Use & Built Form – Housing: Policy 8: “Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts.” (p. 86)
- Land Use & Built Form – Housing: Policy 8, Strategy D: “Advance housing affordability recommendations from this plan and Housing an Inclusive Denver to ensure new units include units affordable to a range of income levels.” (p. 86)

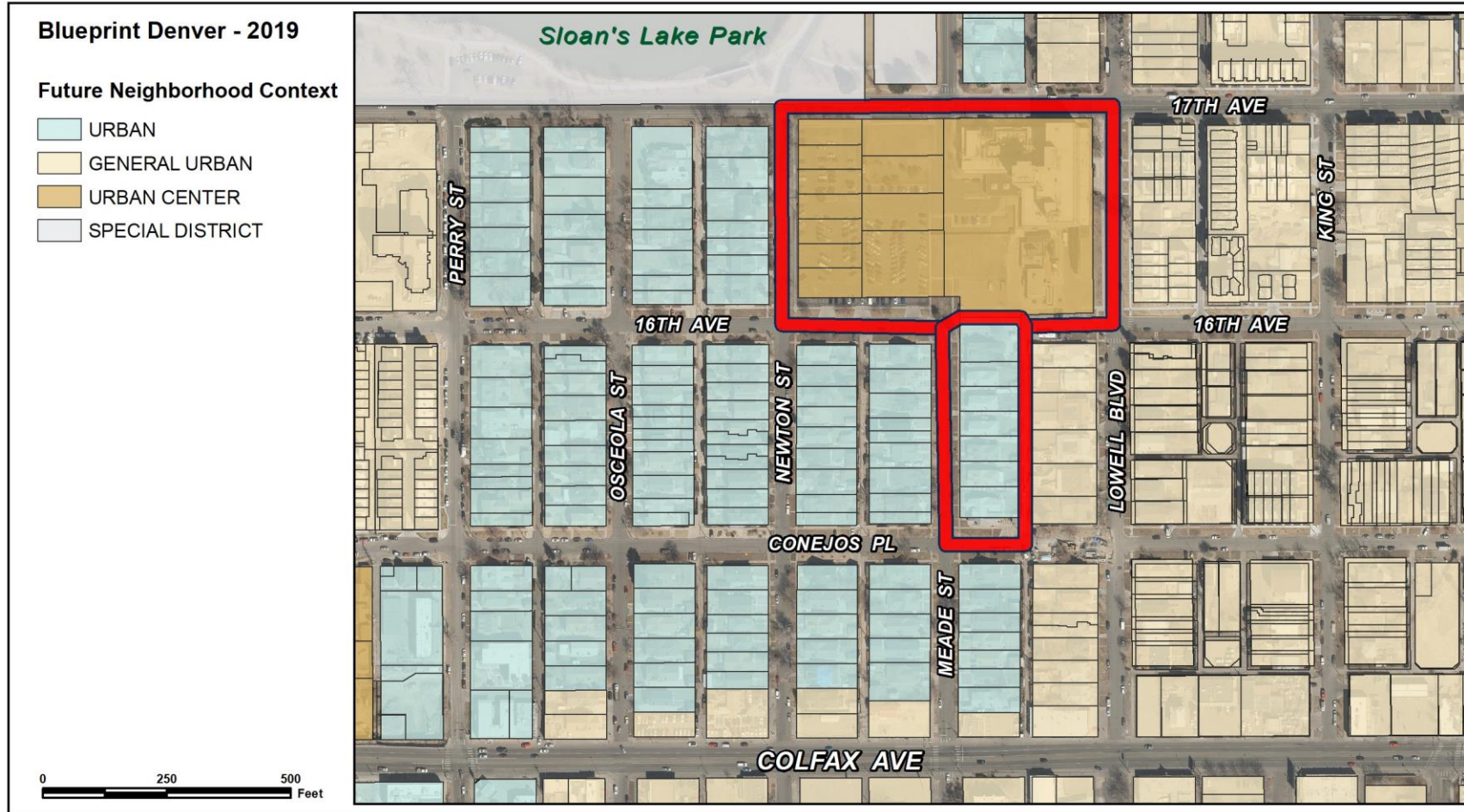
Consistency with Plans: Blueprint Denver (2019)

*Land Use & Built Form:
Design Quality & Preservation*



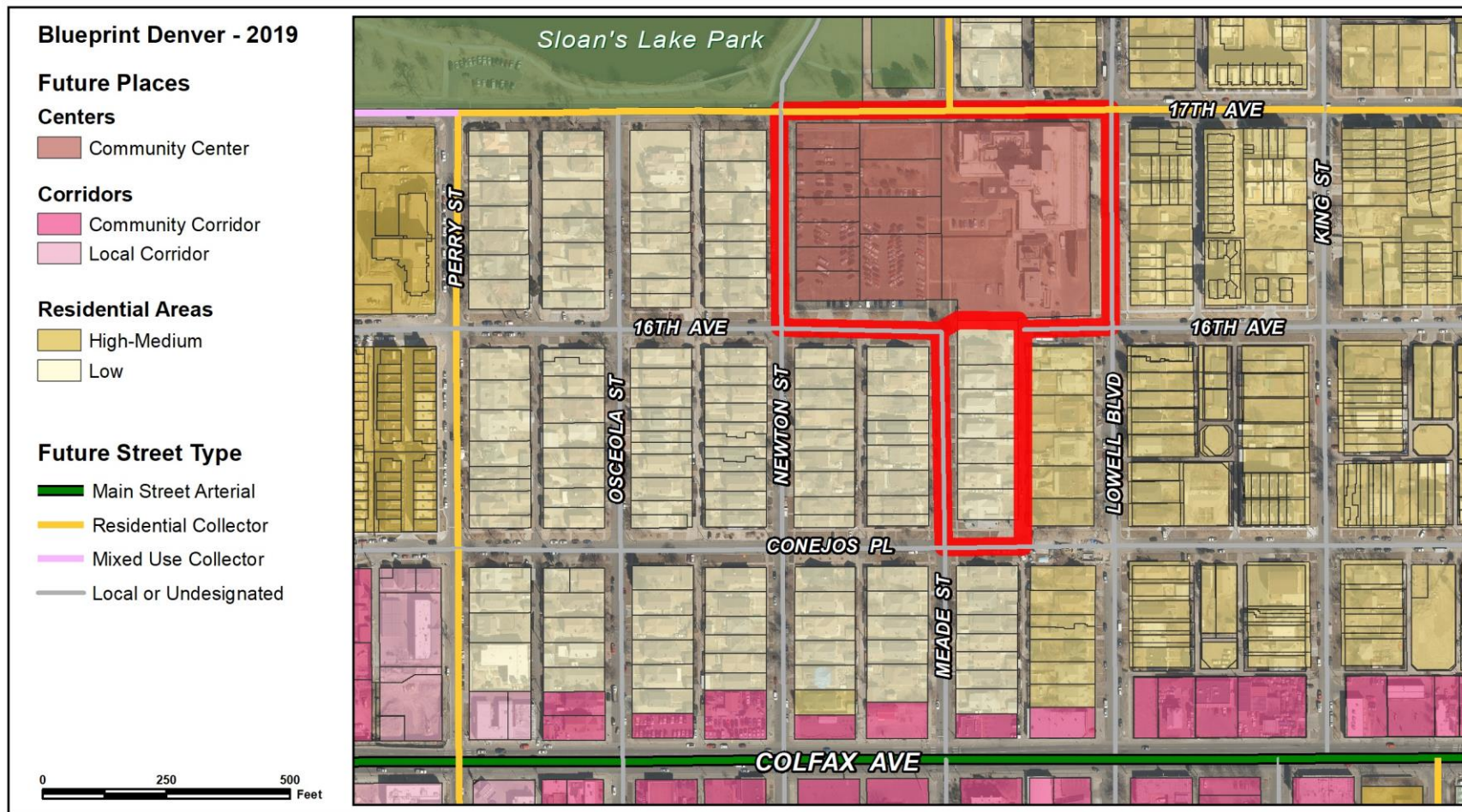
- Land Use & Built Form – Design Quality & Preservation: Policy 3, Strategy F: “Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses.” (p. 102)
- Land Use & Built Form – Design Quality & Preservation: Policy 4, Strategy A: “Study and implement stronger street-level active use requirement for community and regional centers and community corridors.” (p. 103)

Consistency with Plans: Blueprint Denver 2019



- Urban Center neighborhood context (north of 16th Ave)
- Urban neighborhood contexts (South of 16th Ave)

Consistency with Plans: Blueprint Denver 2019



- Community Center
 - Mix of uses
 - Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas
- Low Residential
 - Predominately single- and two-unit uses on smaller lots.
- 17th – Residential collector

Consistency with Plans: Blueprint Denver 2019

Building Heights Blueprint Denver is a citywide plan, and therefore cannot provide specific detailed guidance on all aspects of a place. Small area plans will provide more certain height guidance through maps of proposed building height. The building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or maximums.

Factors to consider when applying Blueprint Denver building height guidance may include:

- Guidance from a current small area plan
- Surrounding context, including existing and planned building height
- **Transitions, including transitions from higher intensity to lower intensity areas**
- **Achieving plan goals for community benefits, including affordable housing**
- Furthering urban design goals (p. 66)

Consistency with Plans: Blueprint Denver 2019

Growth Areas Strategy

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver - 2019

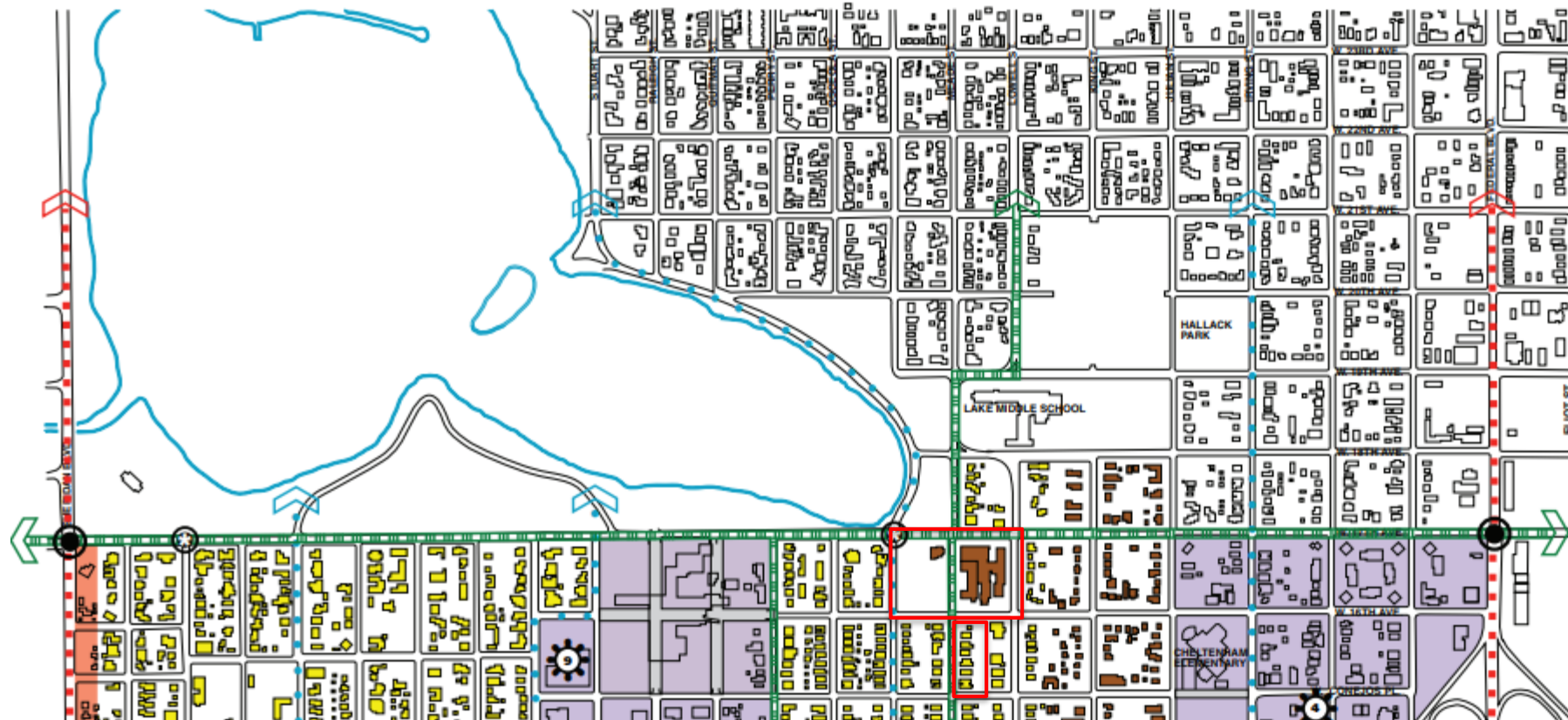
Future Growth Areas

- Community centers and corridors
- All other areas of the city



Consistency with Plans: West Colfax Plan (2006)

Urban Design Concept Map



- Main Street Mixed Use Area
- Town Center Growth Area
- Residential Stabilization Area
- Residential Growth Opportunity Area
- Main Street
- Multimodal Green Street
- Pedestrian/Bike Route
- Light Rail (approximate alignment)
- Bridge
- Pedestrian Bridge/Underpass
- Gateway
- Neighborhood Focal Point
- Future Open Space
- Reconnected Street Grid
- Transit Station

Consistency with Plans: West Colfax Plan (2006)

Residential Growth Opportunity Areas

- A range of development intensities defines Urban Neighborhood areas. Housing options are appropriate for a central city location including single-family houses, carriage houses, duplexes, apartments, townhomes, row houses and condominiums....High intensity parts of an Urban Neighborhood form a transition between the prevailing neighborhood pattern and **an activity center or take advantage of a significant infill opportunity on a larger than average development site**

Consistency with Plans: Housing an Inclusive Denver (2018)

- Core goals of the plan include: creating affordable housing in vulnerable areas and in areas of opportunity; preserving affordability and housing quality; promoting equitable and accessible housing; and stabilizing residents at risk of involuntary displacement
- Recommendation 2: “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing” (p. 9)
- Recommendation 5: “Promote development of new affordable, mixed-income and mixed-use housing. . The City and its partners should explore financing mechanisms to better support mixed-income development, including ways to enhance Colorado’s State LIHTC and partnerships with local employers.” (p. 13)
- The plan identifies the West Colfax area as having a wide variety of culture and diversity where a sharp increase in rents and home prices has made residents vulnerable to involuntary displacement
 - **Includes strategies about promoting mixed-income housing stock**

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., 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

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

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest”

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

Review Criteria

Denver Zoning Code Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

PUD Review Criteria

A. The PUD is consistent with the intent and purpose of PUDs stated in Article 9, Division 9.6.

- Unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, and waivers can be avoided
- Not intended solely as a vehicle to develop a site inconsistent with the applicable neighborhood context or to enhance economic feasibility
- Significant public benefit

PUD Review Criteria

- **Unique and extraordinary circumstances**
 - Existing Former Chapter 59 PUD tied to a very specific site plan and development program for hospital and long-term care uses.
- **Not intended solely as a vehicle to develop a site inconsistent with the applicable neighborhood context or enhance economic feasibility**
 - PUD-G is consistent with the planned Urban Center and Urban neighborhood contexts and character.
 - PUD-G is intended as a mechanism to ensure that development is consistent with adopted plans.
- **Significant public benefit**
 - Affordable housing commitment with a focus on deeper levels of affordability and family-friendly housing
 - Required additional pedestrian activation along 17th & Newton
 - Requirement to have no visible parking at the street facing façade
 - Multi-Modal connection (through concurrent Development Agreement)

Review Criteria

Denver Zoning Code Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
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- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met

Standard Rezoning 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

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.