



3201 Curtis St

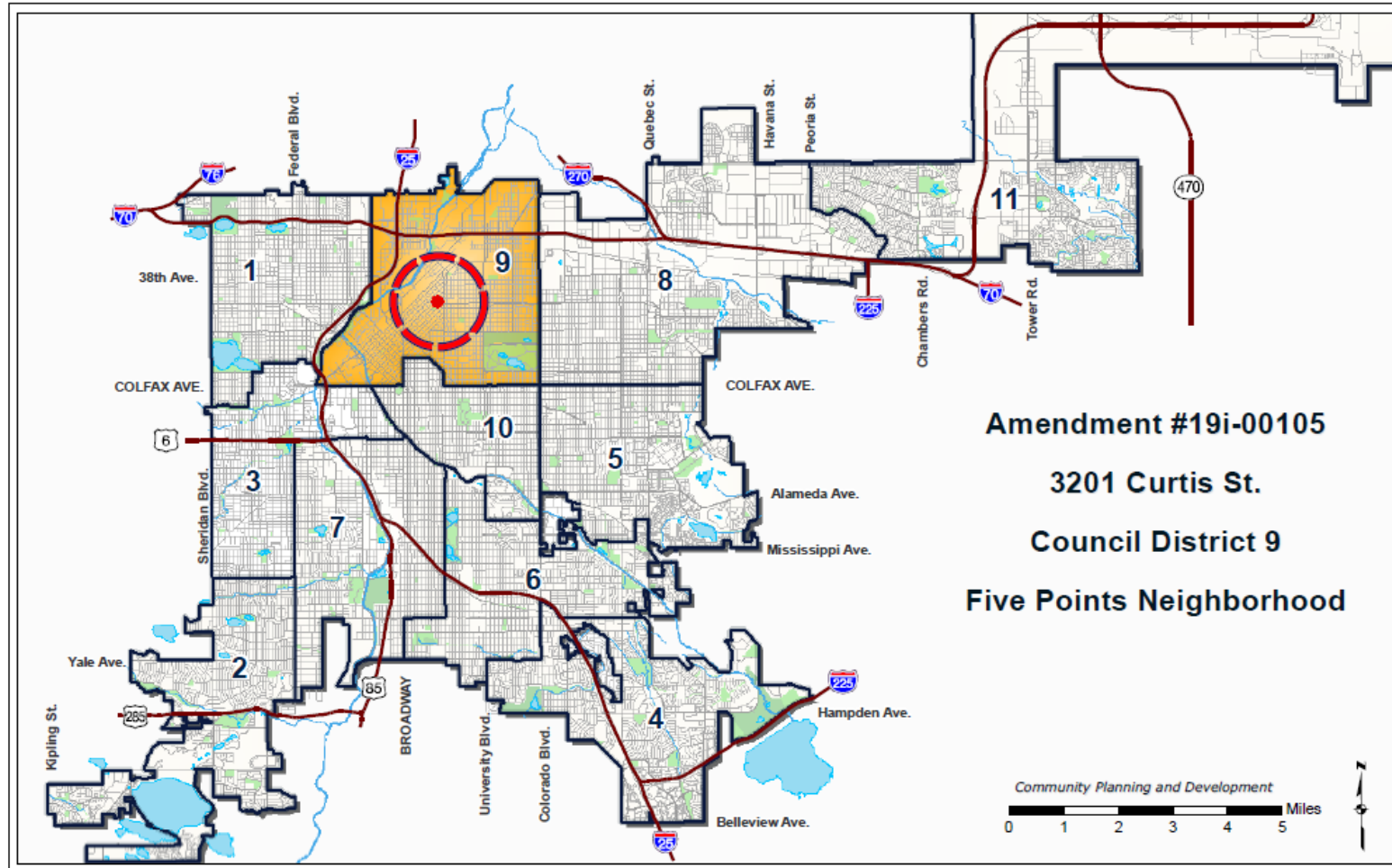
2019I-00105

PUD 379 to U-MX-2x

Land Use, Transportation and Infrastructure Committee

2/25/2020

Council District 9, Five Points Neighborhood

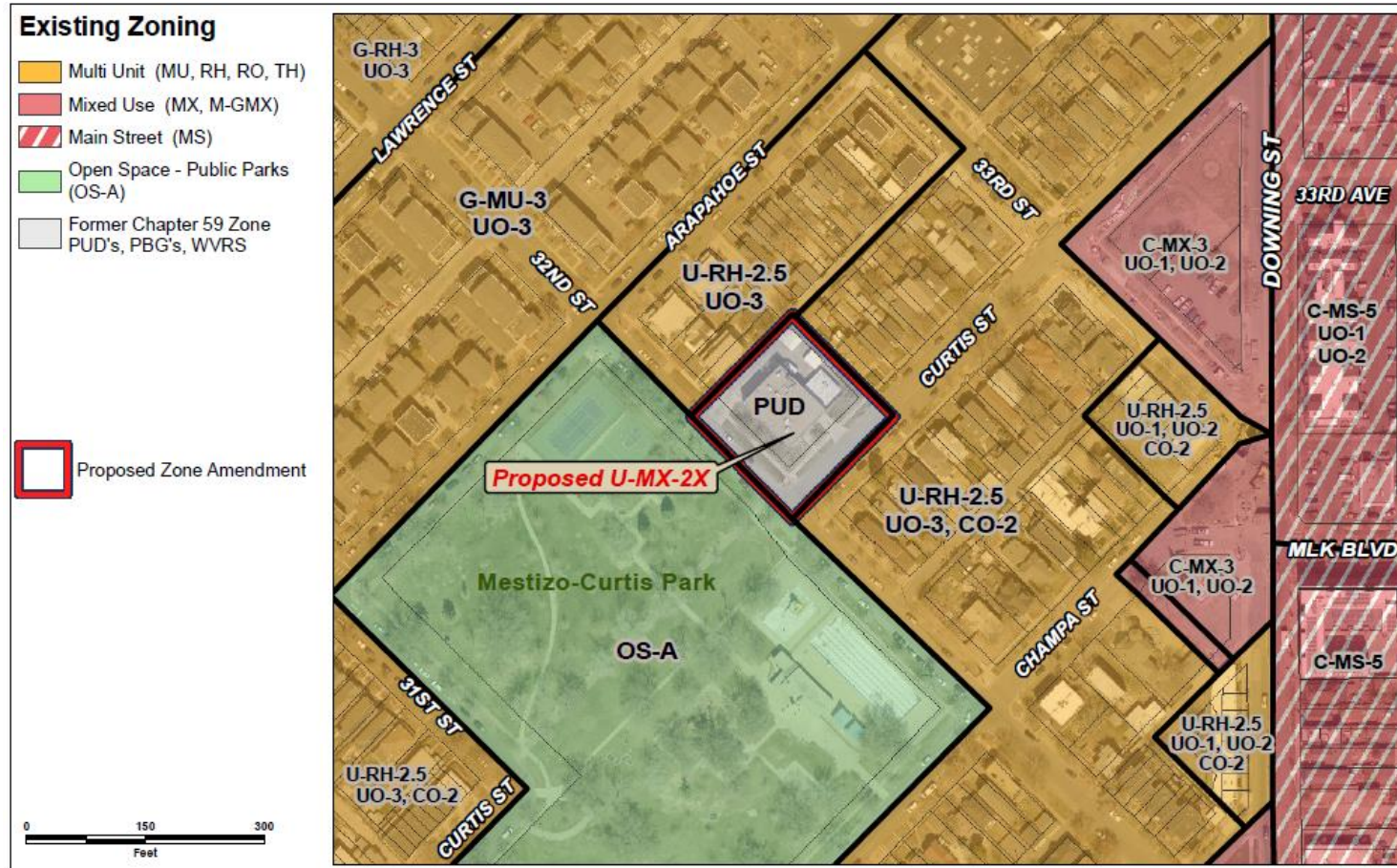


Request: U-MX-2x



- **Location:**
 - Approx. 16,625
 - Two-story firehouse building ca. 1929
- **Proposal:**
 - Rezoning to U-MX-2x to facilitate reuse of building

Existing Zoning



- Current Zoning:
PUD 379
(Former Ch. 59)
- Adjacent Zoning:
U-RH-2.5, UO-3,
U-RH-2.5, UO-3,
CO-2; OS-A

Existing Land Use

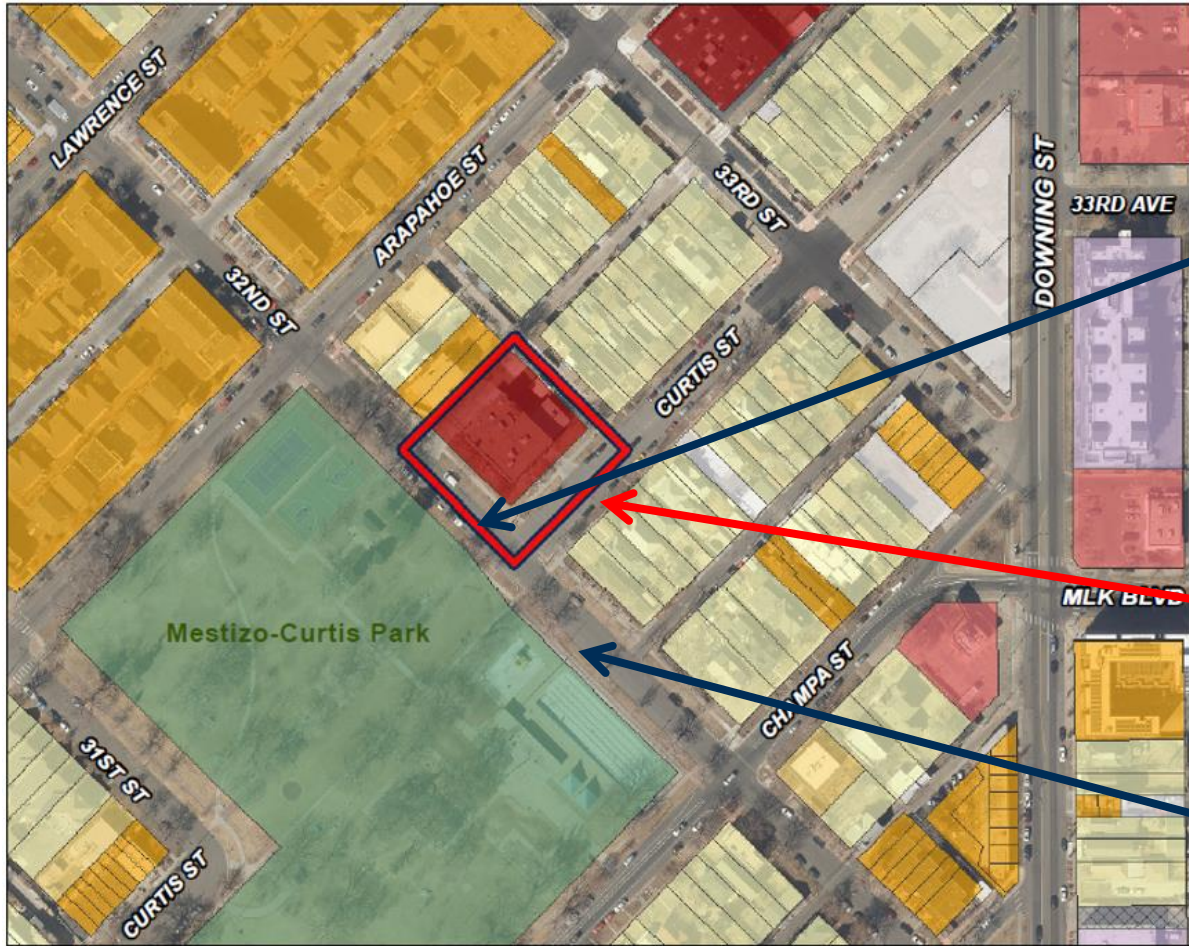


- Current land use: Office
- Surrounding land uses: single-, two- and multi-unit residential; park/open space

Existing Context – Building Form/Scale

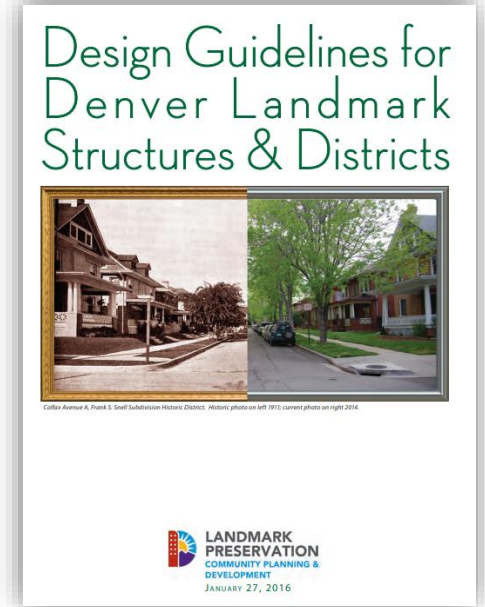
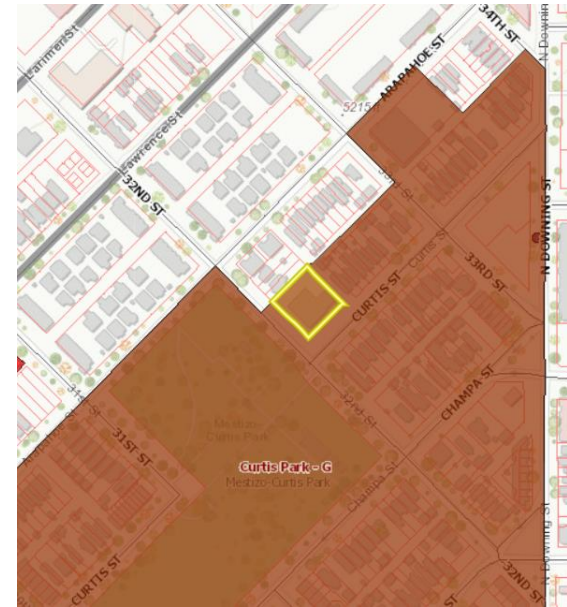


Existing Context – Building Form/Scale



Landmark Status

- Contributing building in Curtis Park G Landmark Historic District
- Demolition requires public hearing (extremely rare for approval)
- Modifications review compliance with landmark design standards



Process

- Informational Notice: 11/18/2019
- Planning Board Notice: 2/3/2020
- Planning Board Public Hearing: 2/19/2020
- LUTI Committee: 2/25/2020
- City Council Public Hearing: 4/6/2020 (tent.)
- Public Comment
 - 1 letter of support from Curtis Park RNO
 - 1 letter of support from Historic Denver

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*
- *Northeast Downtown Neighborhoods Plan (2011)*

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

Strong & Authentic Neighborhoods Vision Element

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 3, Strategy C – *Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most* (p. 34).
- Strong and Authentic Neighborhoods Goal 3, Strategy E – *Support the stewardship and reuse of existing buildings, including city properties* (p. 34).



Review Criteria: Consistency with Adopted Plans

Environmentally Resilient Vision Element

Comprehensive Plan 2040

- Environmentally Resilient Goal 7, Strategy C – *Prioritize the reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures (p. 54).*
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p.54).*



Consistency with Adopted Plans: Blueprint Denver



- **Urban Context**
 - Small multi-unit and mixed use areas
 - Embedded in single and two unit areas

Consistency with Adopted Plans: Blueprint Denver



- **Low-Medium Residential Future Place**
 - Neighborhood-serving retail may be found in key locations
 - Limited mixed-use along some arterial streets and some intersections
- **Local Streets:** low degree of through travel but high degree of property access
- **Arterial Streets:** highest amount of through movement and the lowest degree of property access

Consistency with Adopted Plans: Blueprint Denver

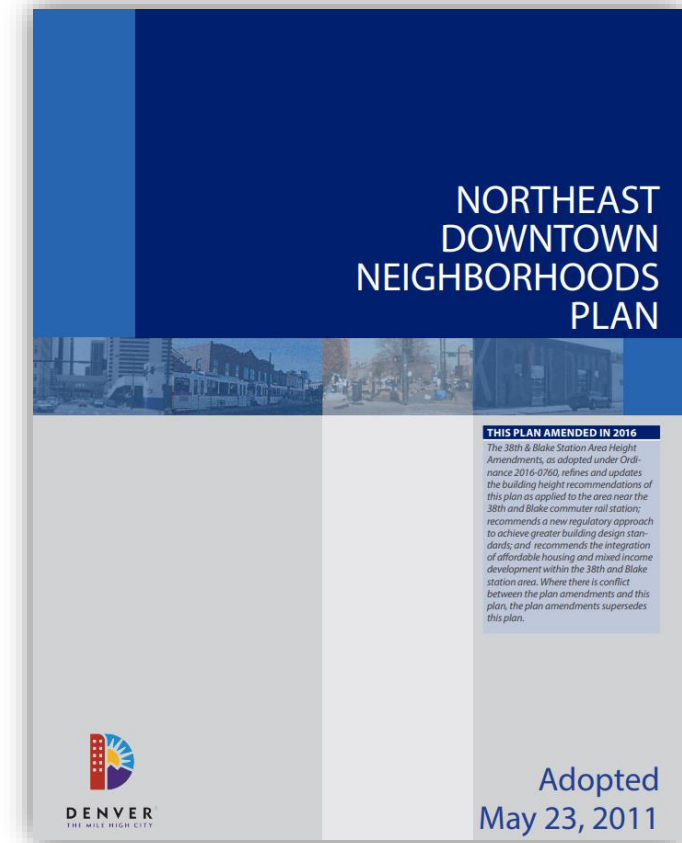


- Growth Areas Strategy: All other
 - 10% of job growth
 - 20% of new households

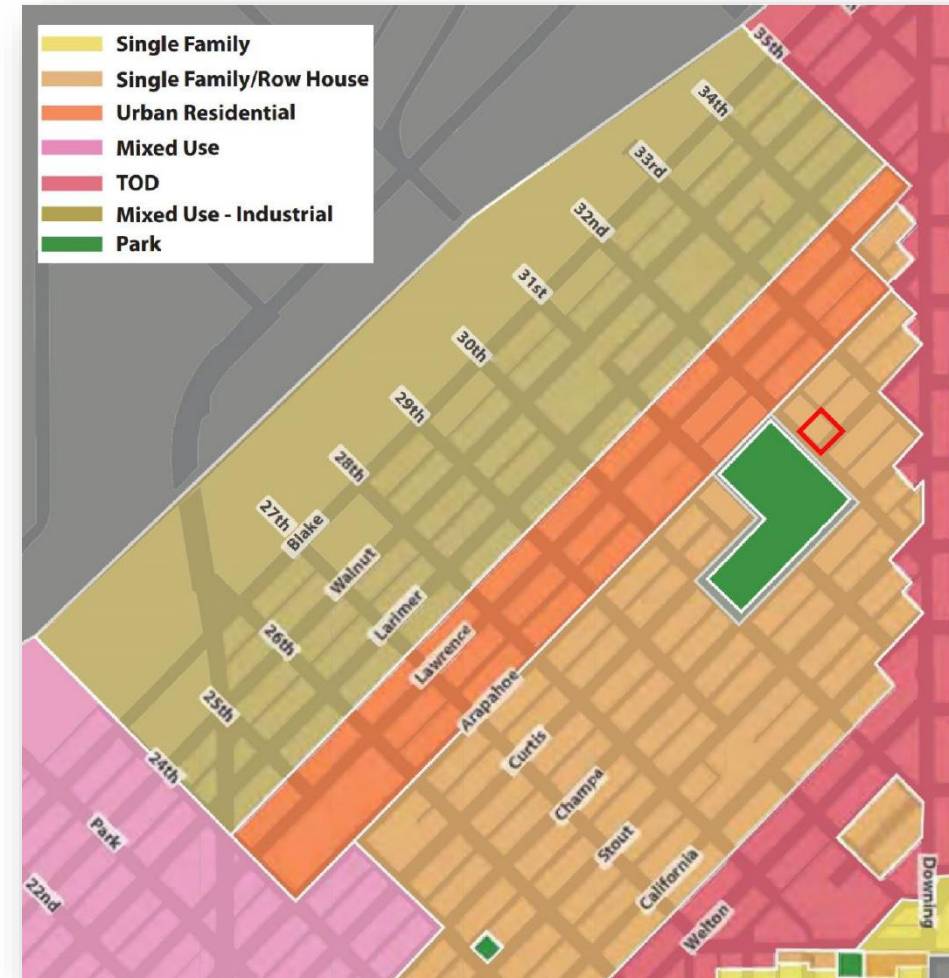
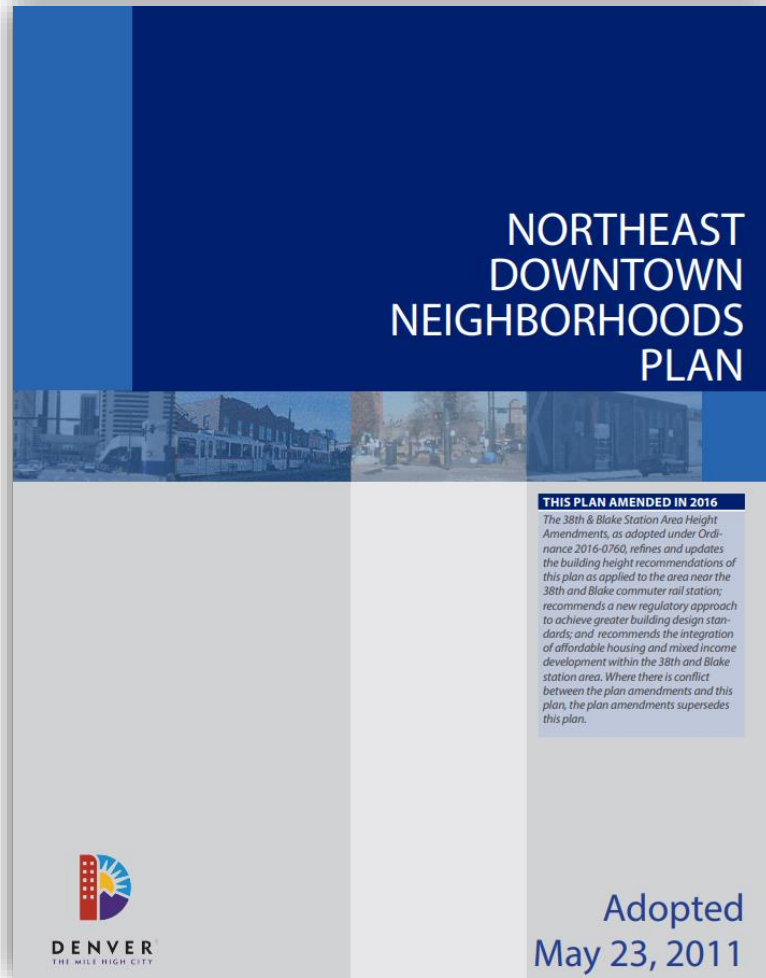
Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

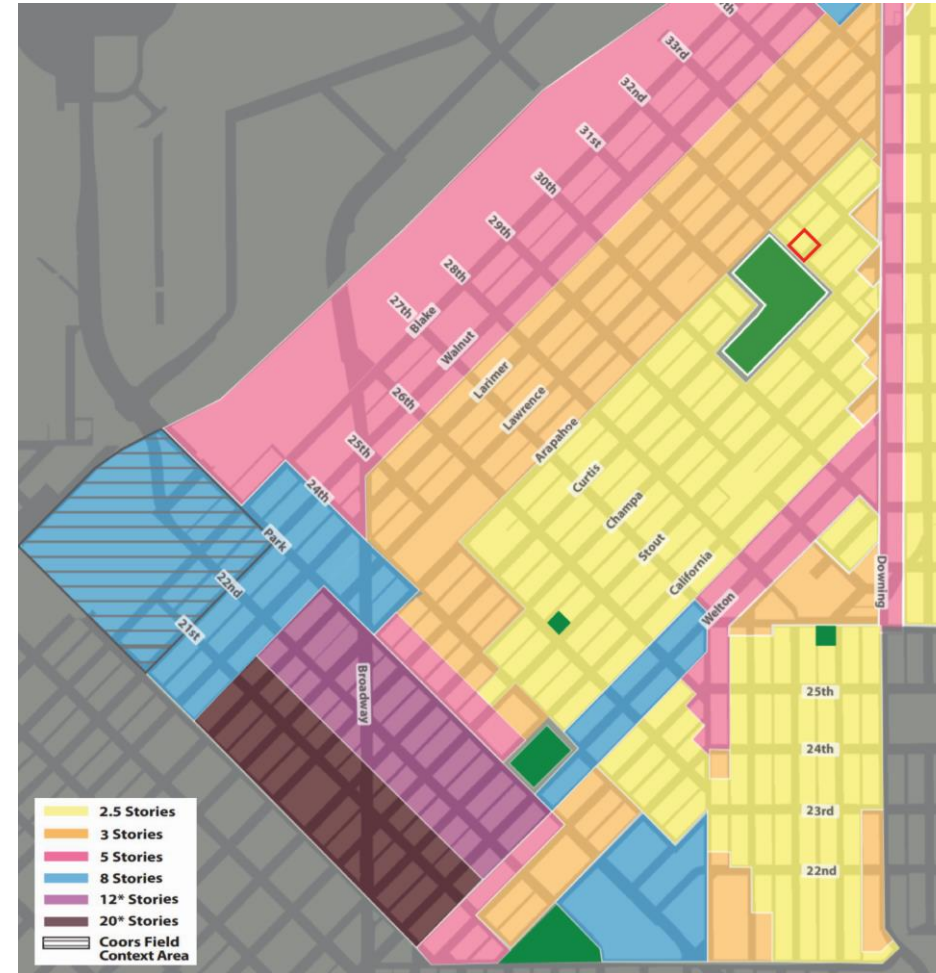
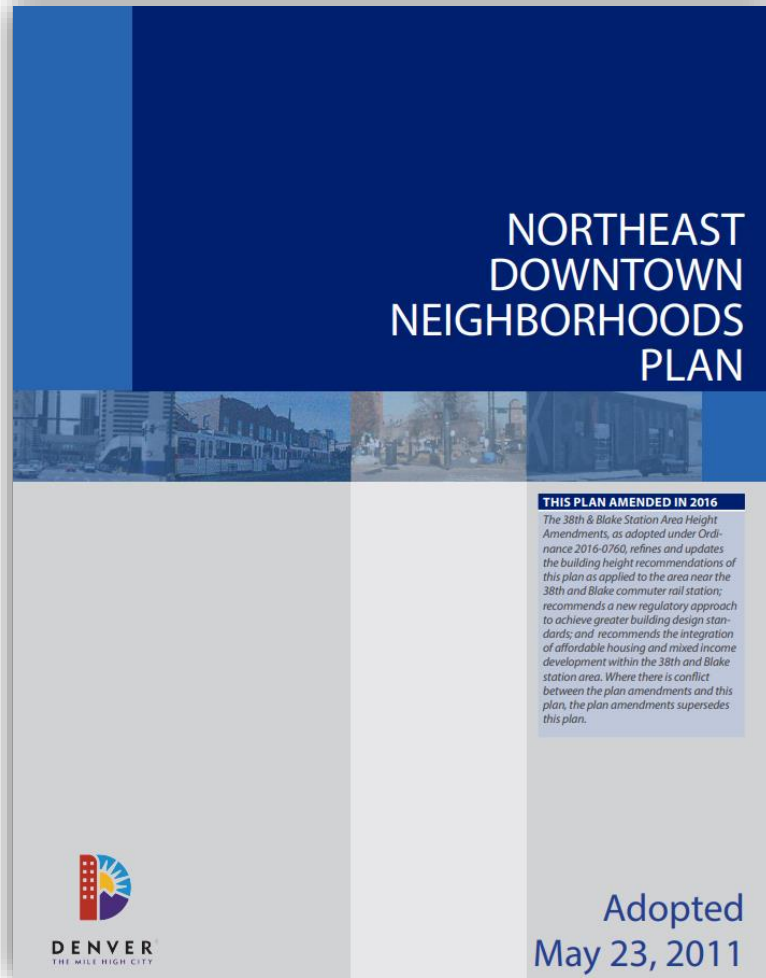
- Allow limited neighborhood-serving commercial in residential areas (p. 20)
- Promote reuse of existing buildings (p. 21)
- Single Family/Rowhouse future land use that supports complementary small-scale commercial uses (p. 16)



Consistency with Adopted Plans: NEDNP



Consistency with Adopted Plans: NEDNP



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver: A Land Use and Transportation Plan (2019)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans by promoting reuse of existing building
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
 - Property retained Former Ch. 59 zoning
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
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