



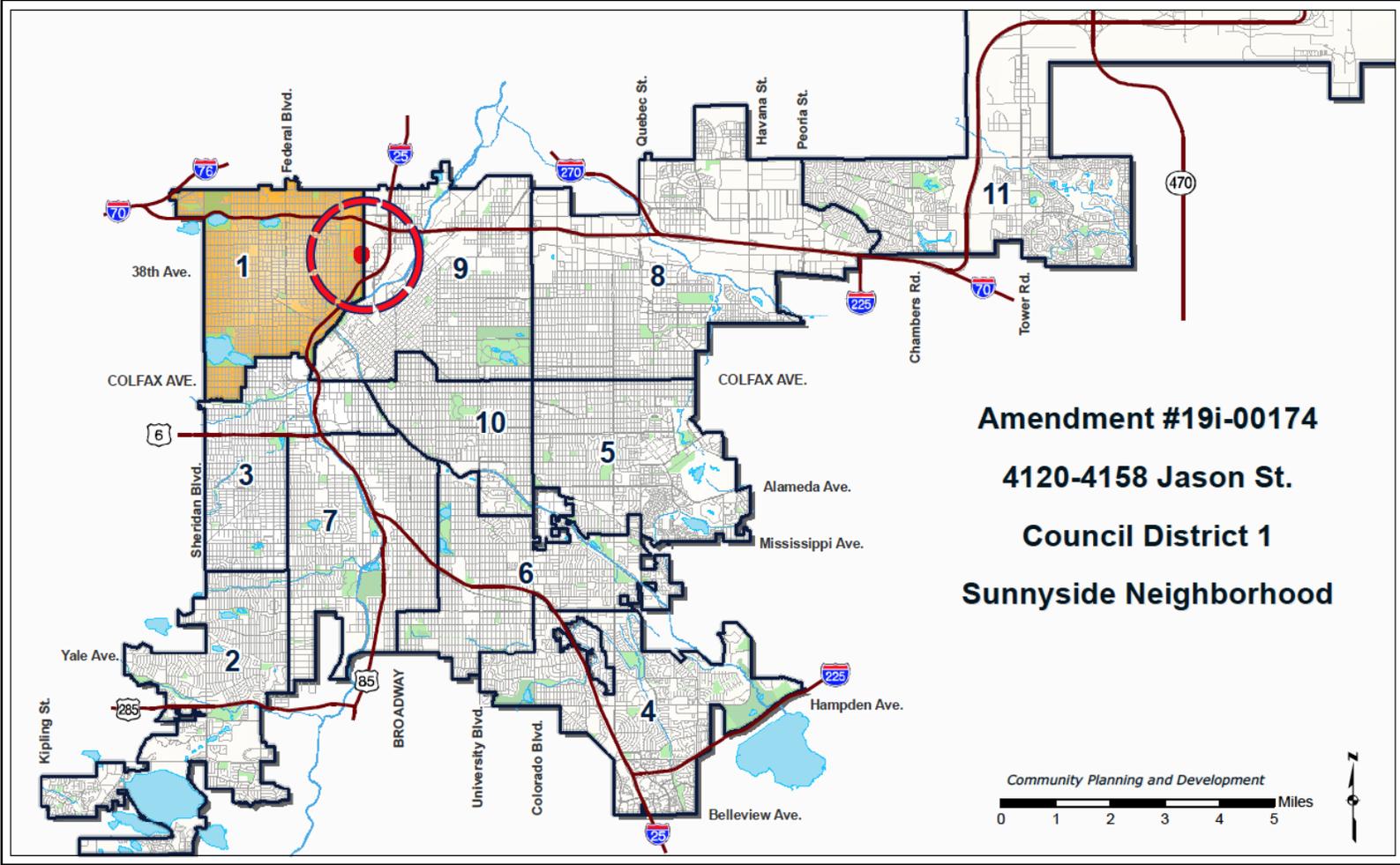
Official Map Amendment

#2019I-00174 rezoning 4120, 4124, 4128, 4130, 4136, 4140, 4150, 4158 Jason Street from I-A, UO-2 to C-RX-8

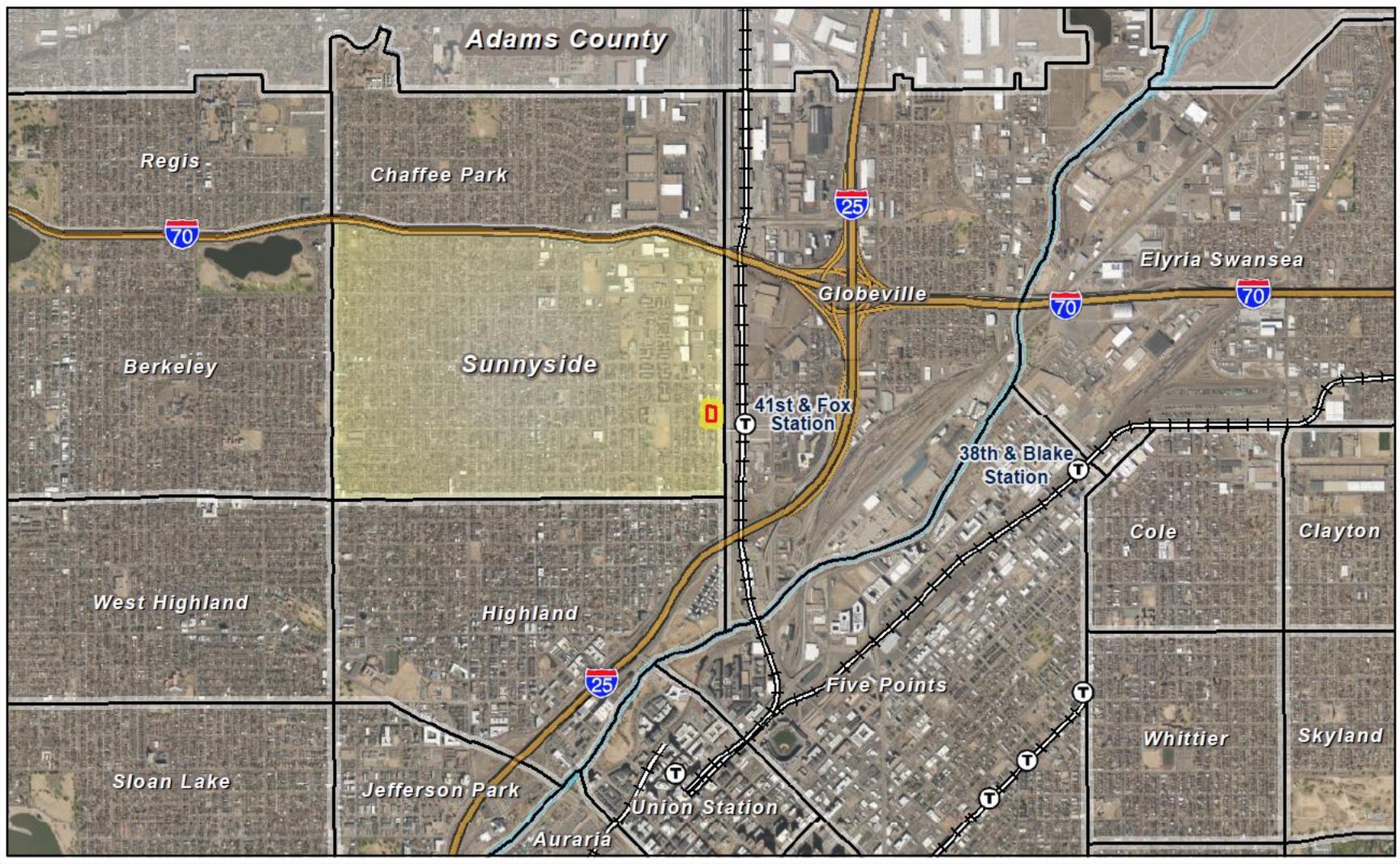
Denver City Council

July 13, 2020

Council District 1



Sunnyside



Request: C-RX-8



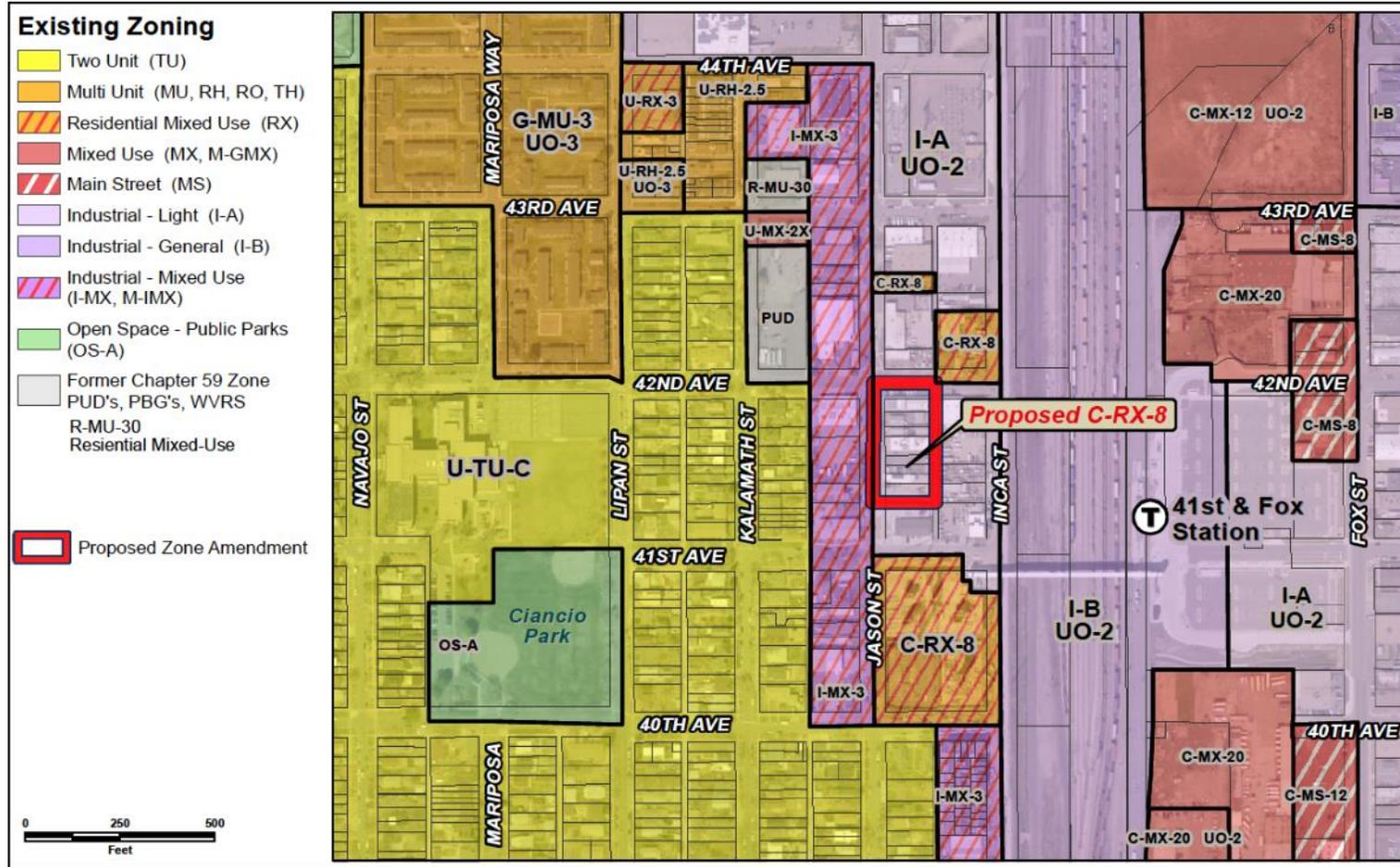
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Urban Center Neighborhood Context – Residential Mixed Use – 8 stories maximum height

Residential Mixed Use can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses

Town house, General building forms

Existing Zoning



- Subject site: I-A, UO-2
- Adjacent:
 - I-A, UO-2
 - I-MX-3
 - C-RX-8
 - U-TU-C

Existing Land Use



Subject Site:

- Office, Industrial, Parking, Single-Unit Residential & Vacant

Adjacent:

- Industrial
- Vacant

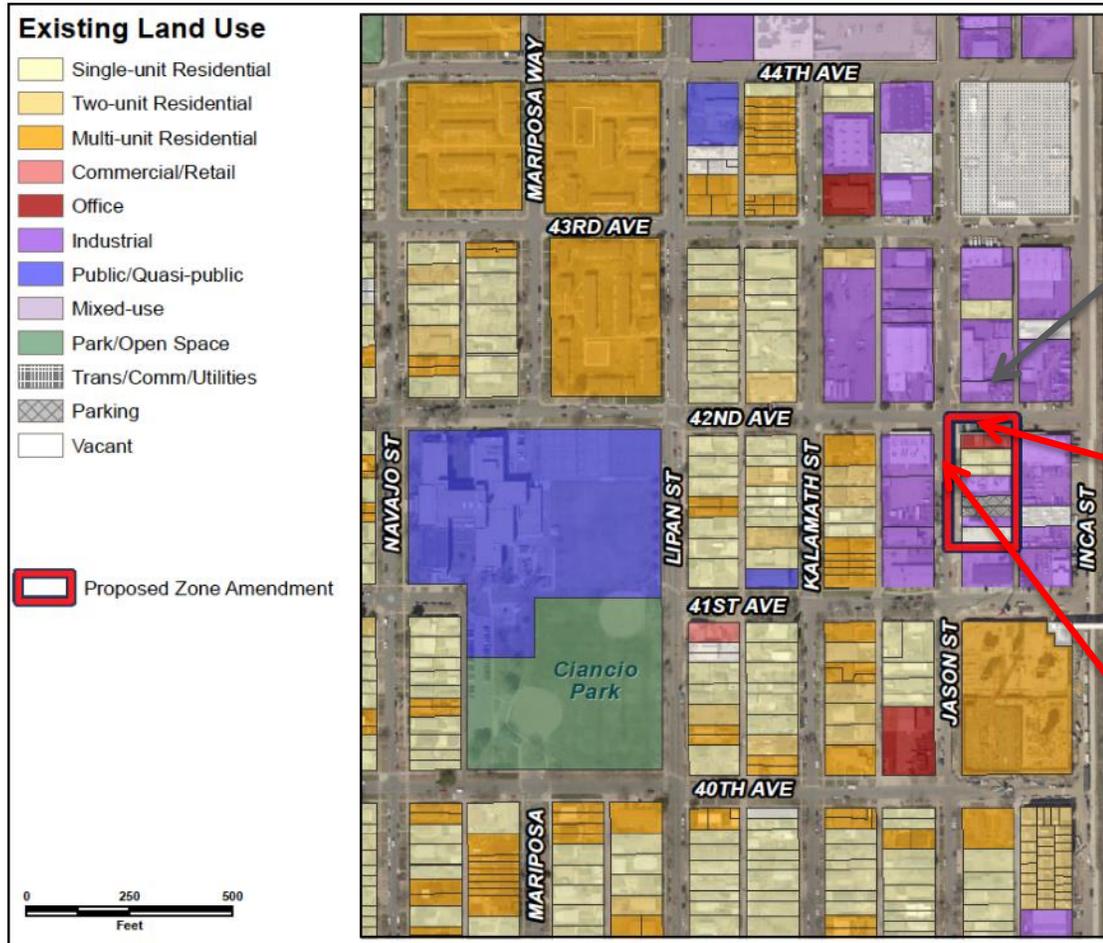
Other Uses Nearby:

- Single-, Two-Unit, and Multi-Unit Residential
- Vacant
- Office

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

- Informational Notice: 12/10/19
- Planning Board Public Hearing: 5/20/20
 - Voted unanimously (9-0) to recommend approval
- LUTI Committee: 6/2/20
- City Council Public Hearing: 7/13/20

Public Outreach

- RNOs
 - Sunnyside United Neighbors, Inc.; Globeville First; Elyria Swansea/Globeville Business Association; Northeast Denver Friends and Neighbors; Globeville Civic Partners; UCAN; Inter-Neighborhood Cooperation
- 2 letters in support from Sunnyside United Neighbors
- 1 letter from Northeast Transportation Connections
- 9 public comments in support

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*
- *Sunnyside Neighborhood Plan (1992)*
- *41st & Fox Station Area Plan (2009)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

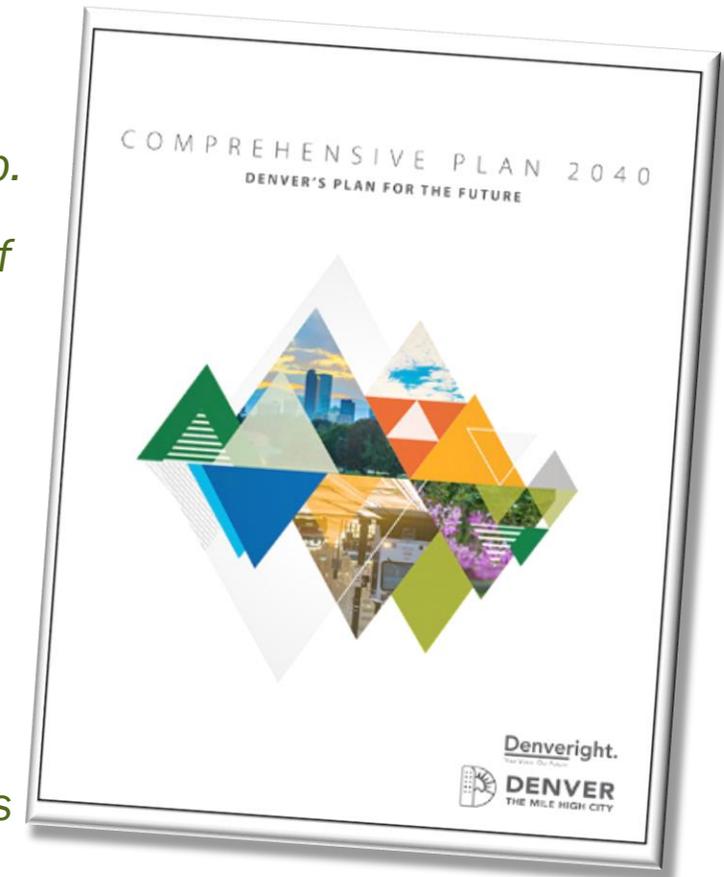
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Equitable, Accessible and Inclusive Goal 1 Strategy A – Increase the 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).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B - Build a network of well-connected, vibrant, mixed-use centers and corridors (p. 34).*
- *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).*
- *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).*
- *Environmentally Resilient Goal 8, Strategy B - Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*



Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Accessible and Inclusive Goal 1 Strategy A – *Increase the 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).*

Review Criteria: Consistency with Adopted Plans

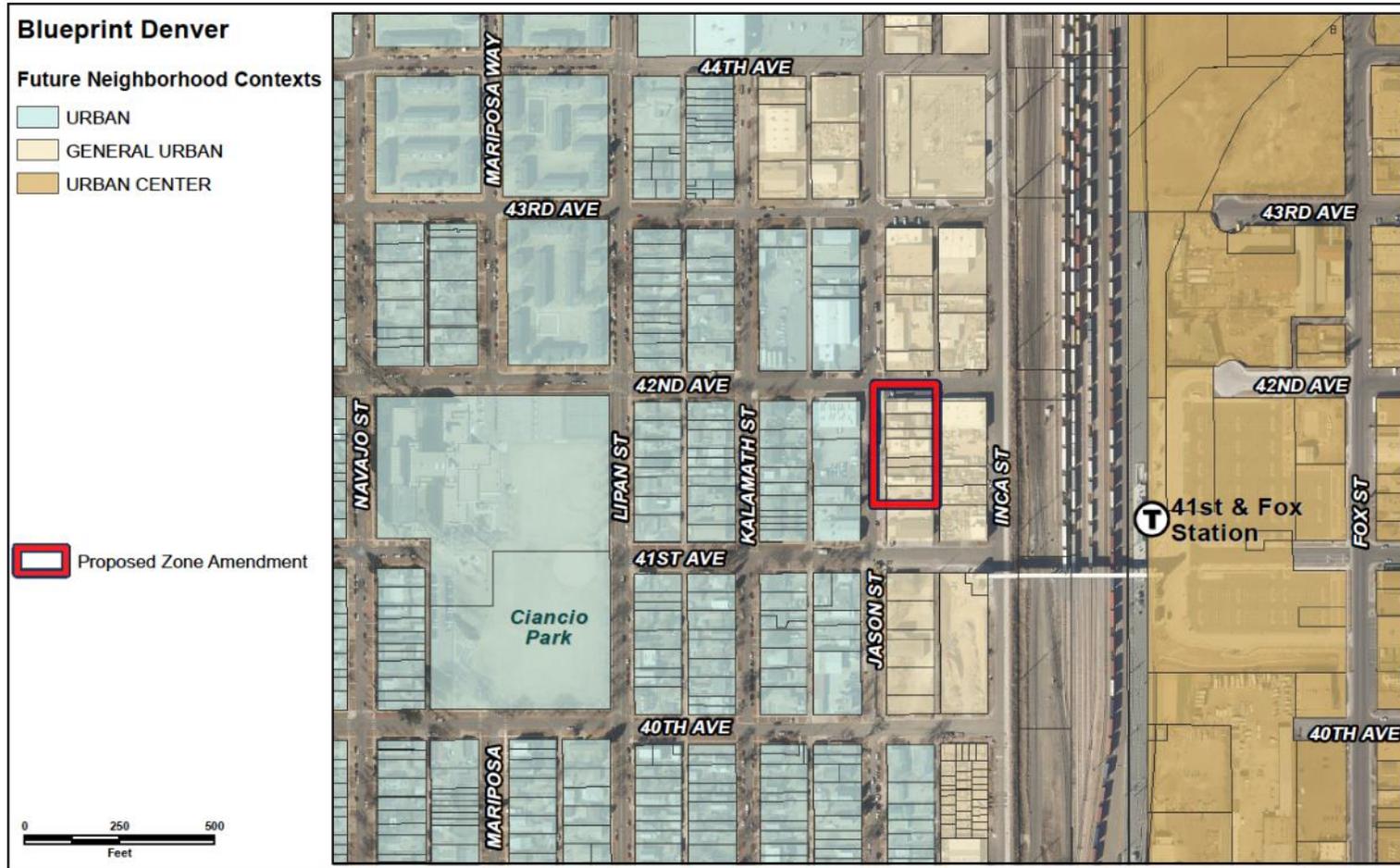
Climate

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).
- Environmentally Resilient Goal 8, Strategy B - *Focus growth by transit stations and along high- and medium-capacity transit corridors* (p. 54).

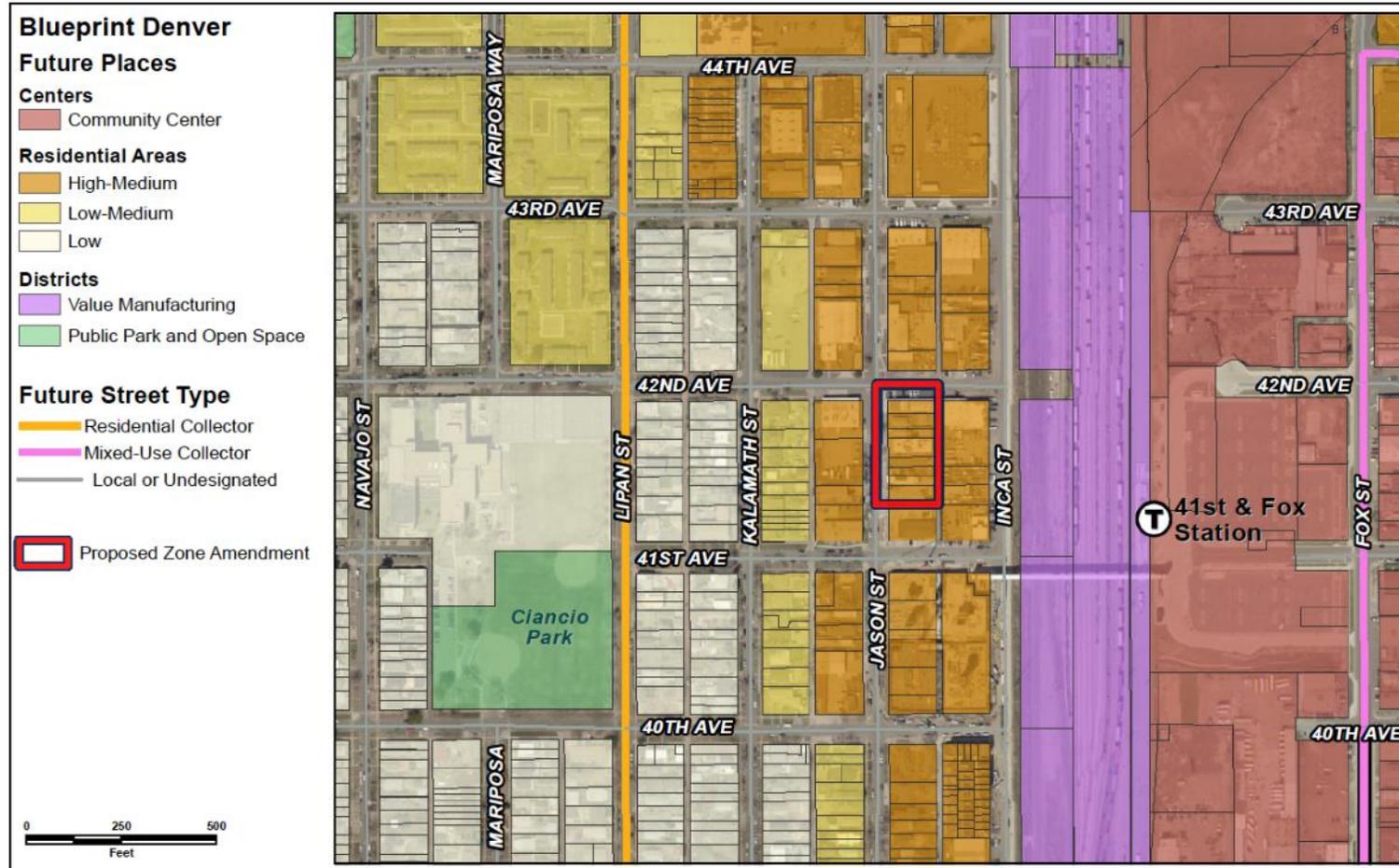


Consistency with Adopted Plans: Blueprint Denver



- **General Urban**
 - Homes vary from multi-unit complexes to compact single-unit homes.
 - Development should be sensitive to the existing neighborhood character and offer mix of uses, with good street activation and connectivity.
 - Well served by transit and enjoy access to abundant amenities and entertainment options.
- The mapping of neighborhood context is at the citywide scale, so the boundaries of the context may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood context map (p. 66)

Consistency with Adopted Plans: Blueprint Denver



- **High-Medium Residential**
 - Mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed use distributed throughout.
 - Buildings are generally up to 8 stories in height.
 - Block patterns are consistent and pedestrian-scaled building forms clearly define and activate the street
- 42nd Avenue and Jason Street
 - Undesignated Local Streets

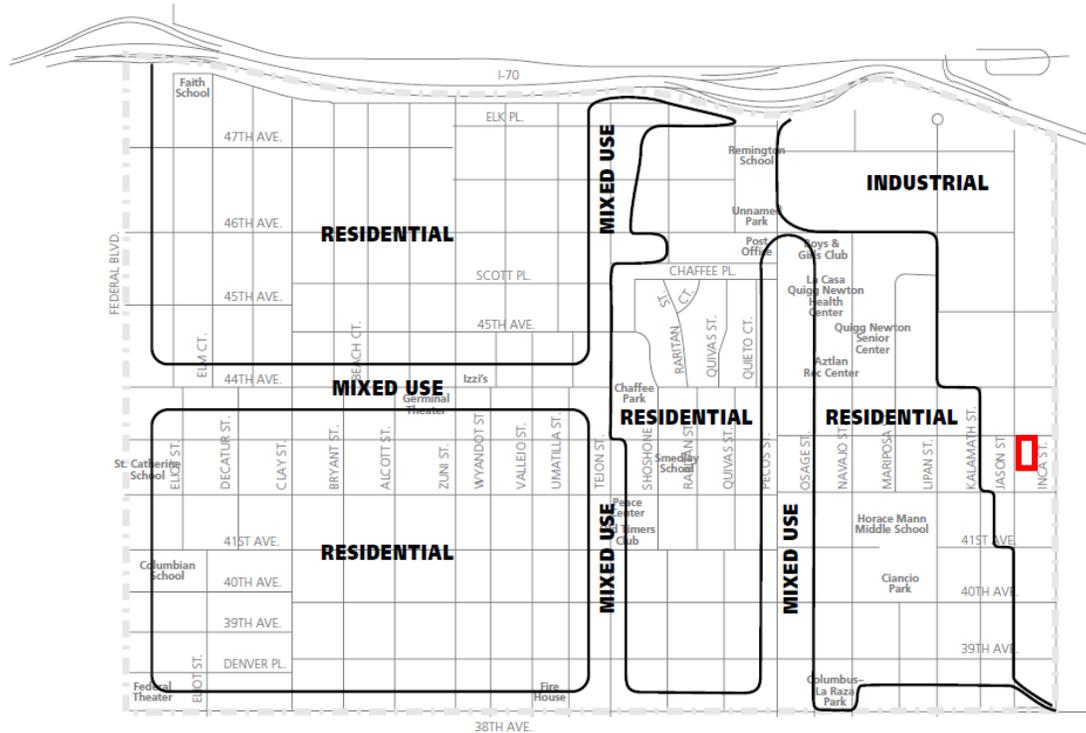
Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy
 - High-Medium Residential Places are anticipated to see 10% of new job growth and 20% of new housing growth by 2040 (p. 51)
- *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.*

Review Criteria: Consistency with Adopted Plans

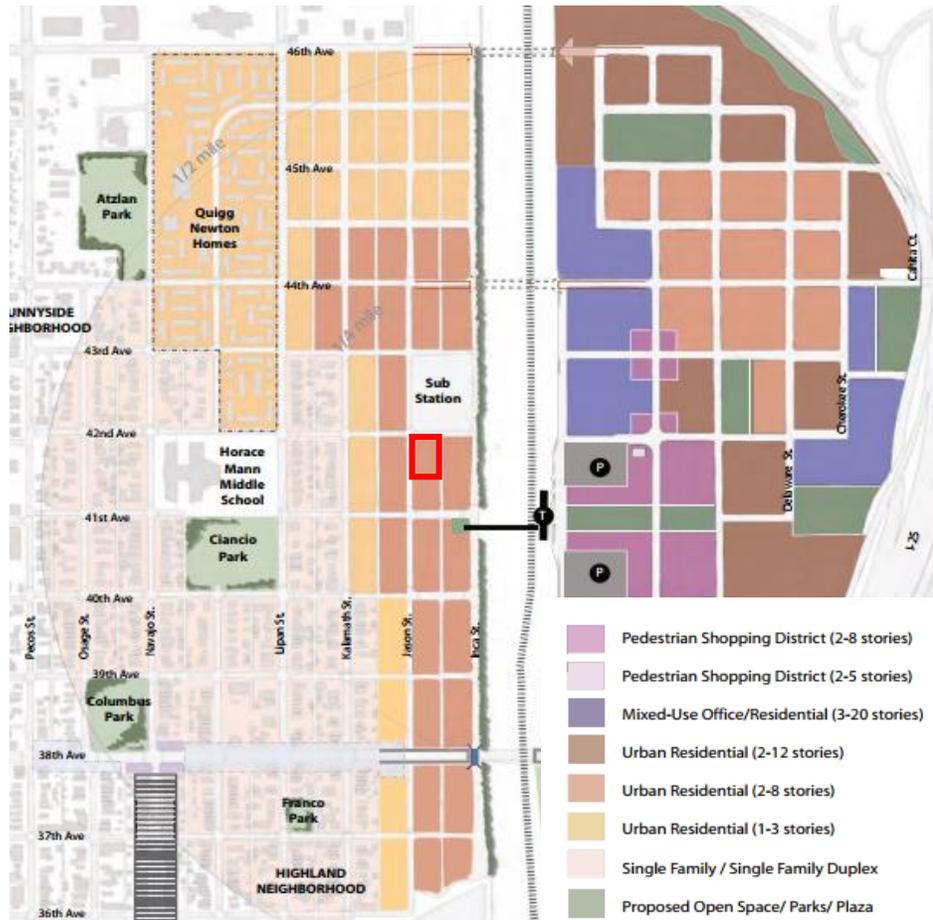
Sunnyside Neighborhood Plan (1992)



- Identifies the subject property as industrial, and states that the far eastern edge of the neighborhood is desirable for industry because of access to I-25 and I-70, and the proximity to rail facilities.
- Scattered residential uses located within the industrial area could eventually be redeveloped as industrial uses (p.16).

Review Criteria: Consistency with Adopted Plans

41st and Fox Station Area Plan (2009)



- Vision for a diverse, transit supportive and environmentally sustainable urban center
- Urban Residential 2-8 stories
 - New, moderate-density neighborhoods
 - Forming a new edge between the station and the existing neighborhood to the west

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

4. Justifying Circumstances

- Changed or changing conditions in a particular area, or in the city generally
 - Mixed use redevelopment in the area
 - 41st & Fox Commuter Station & Pedestrian Bridge
 - Inca Street Multi-Use Path

Review Criteria

Denver Zoning Code Review Criteria

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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
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