



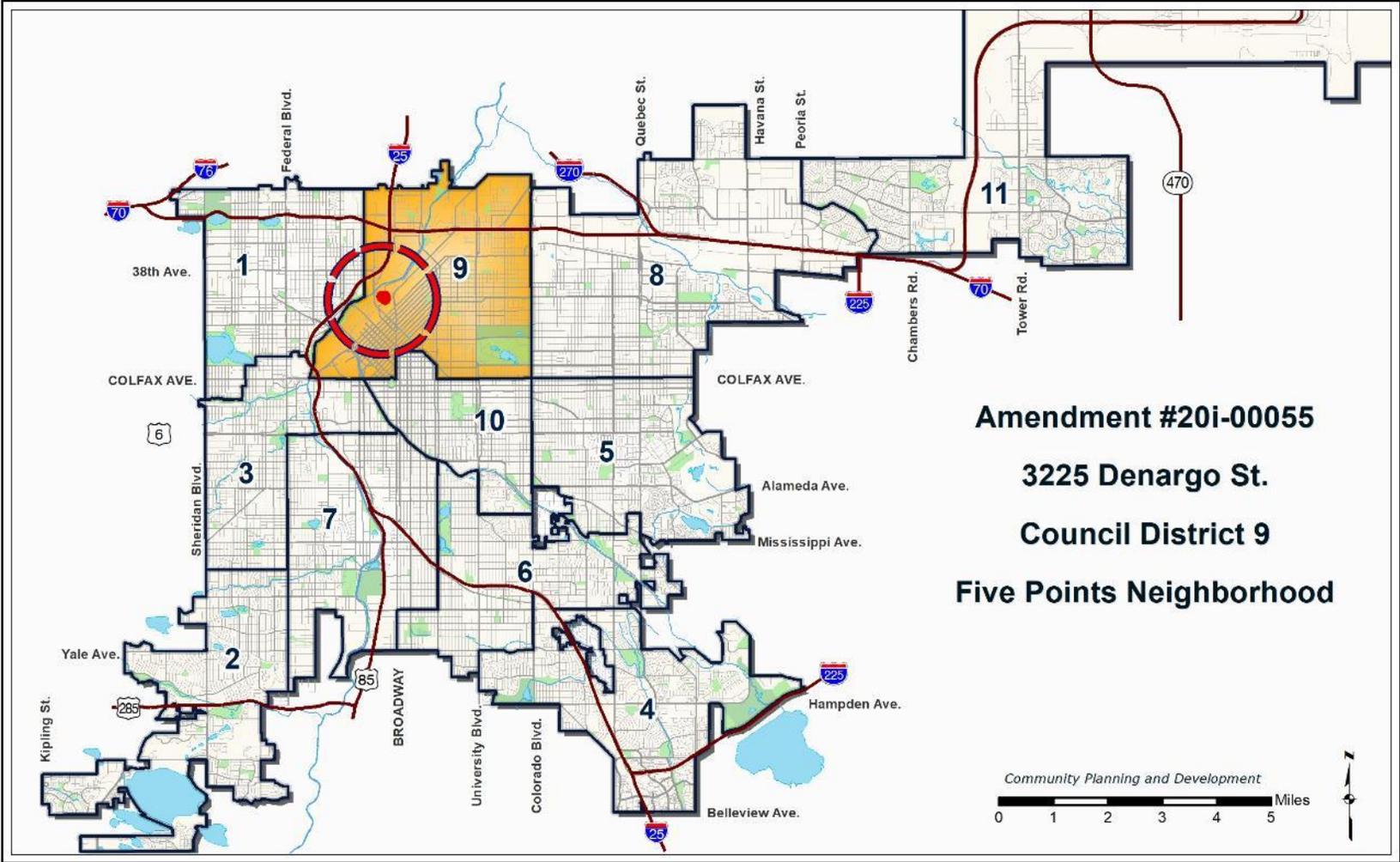
3225 Denargo Street

Request: I-B, U0-2 to C-MX-16, D0-7

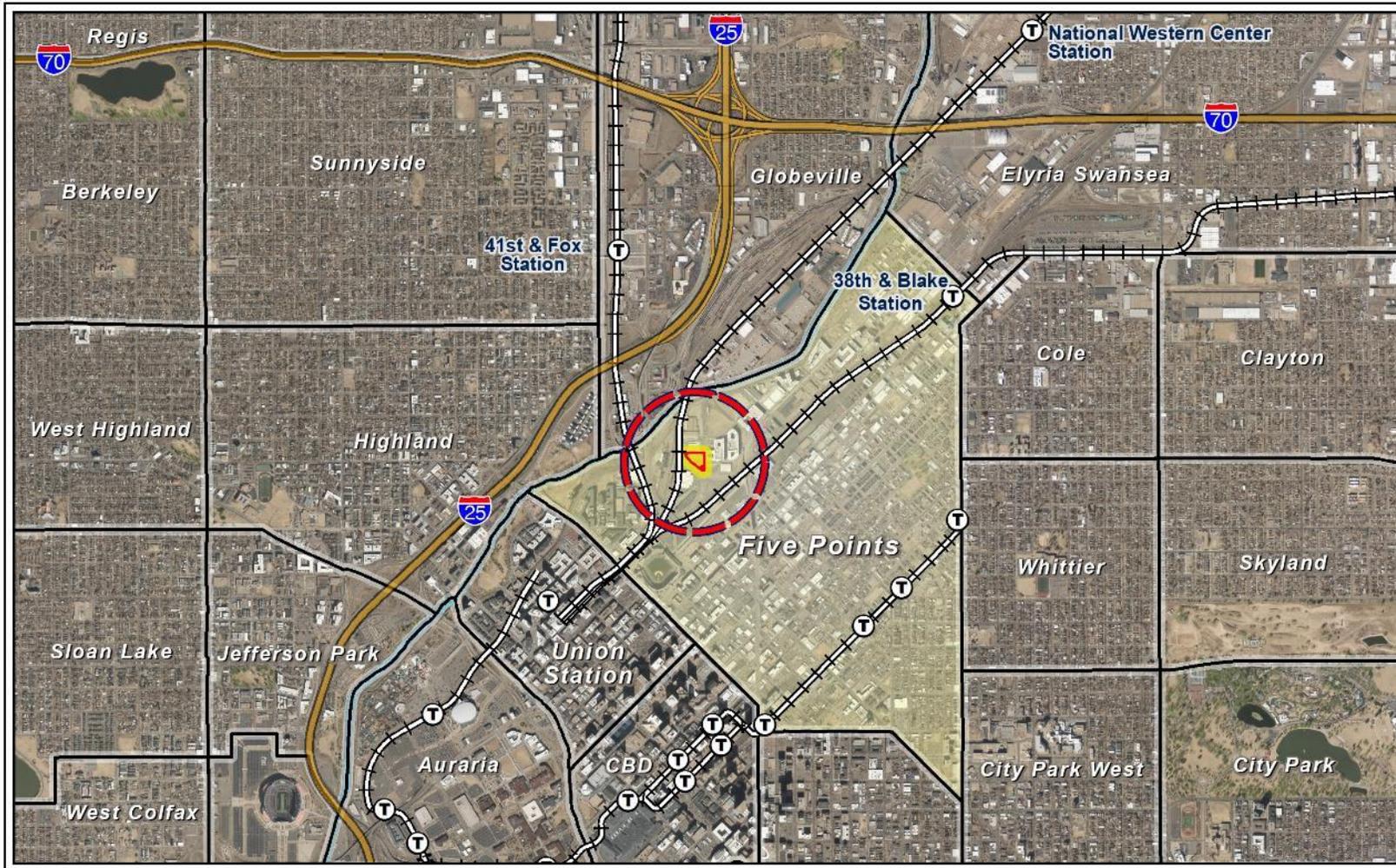
Date: 10/21/2020

2020i-00055

Council District 9 – Candi CdeBaca



Five Points Neighborhood



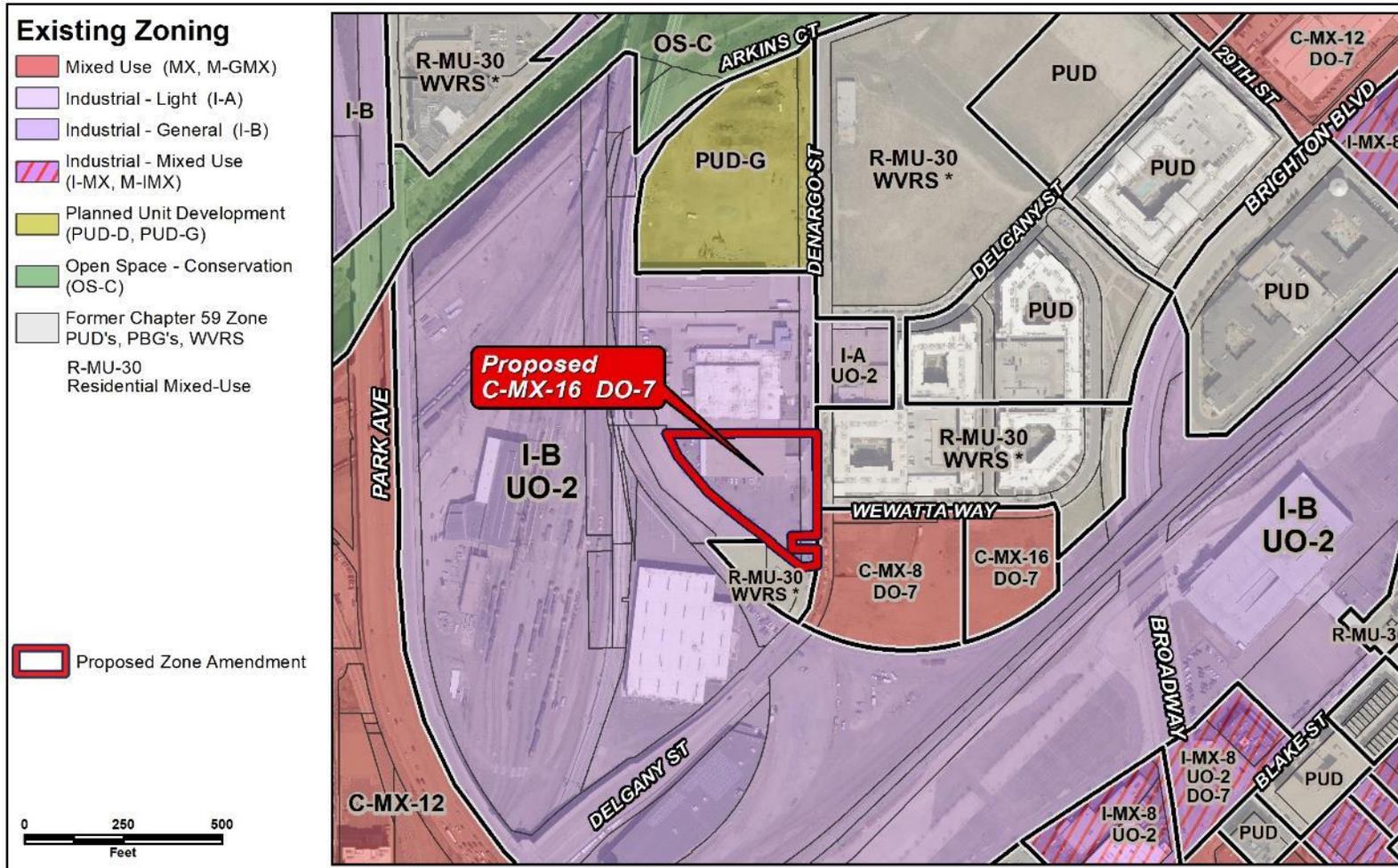
Request: I-B, UO-2 to C-MX-16, DO-7



- **Site:**
 - 1.49 acres
 - Existing food processing / warehouse
- **Proposal:**
 - Rezoning to C-MX-16, DO-7 to enable Phase 6 of the Denargo Market Development
 - ~326 units and 5,800 SF commercial

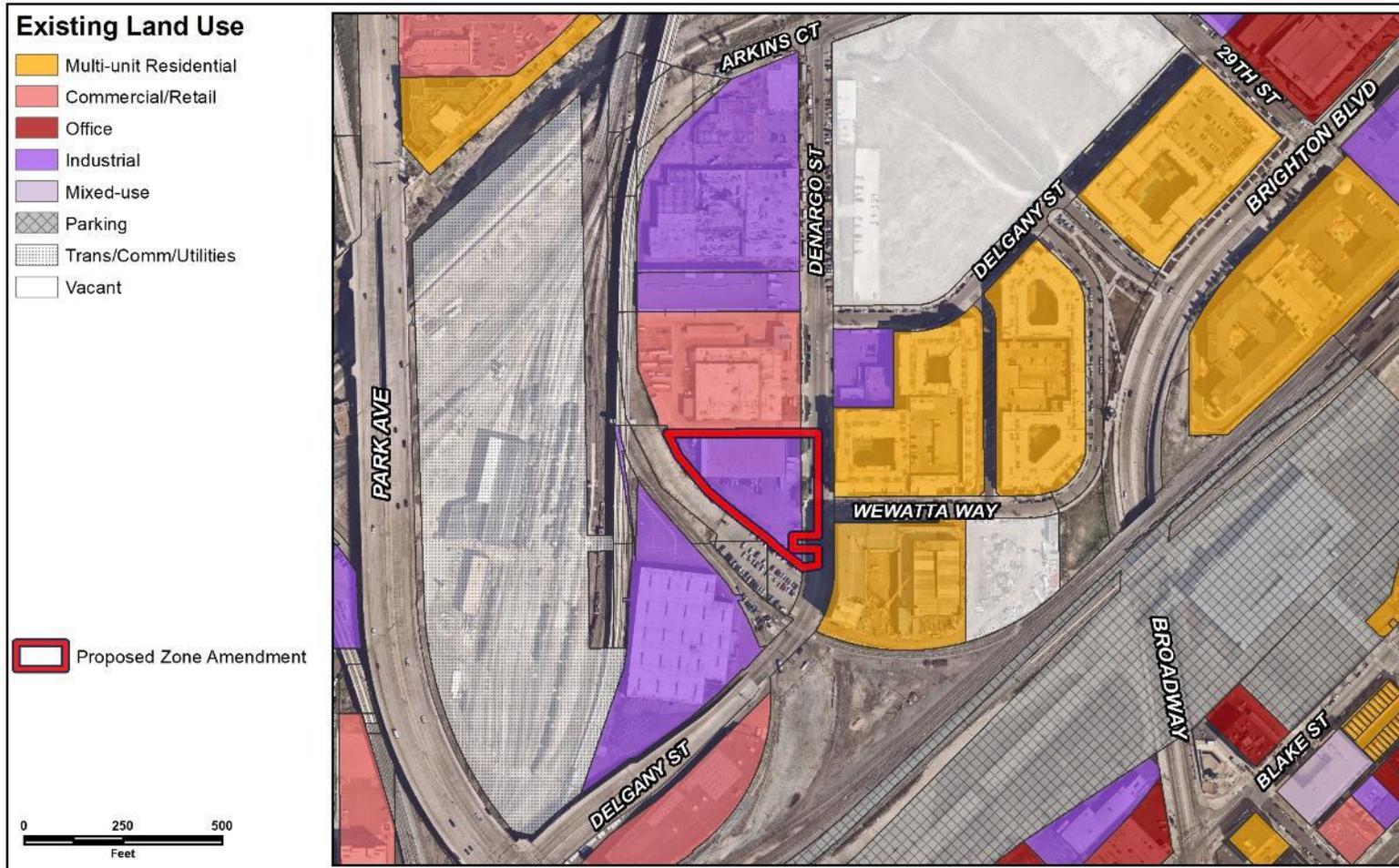
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



- Existing Zoning:
 - I-B, UO-2
- Surrounding Zoning:
 - I-B, UO-2
 - I-A, UO-2
 - R-MU-30 WVRS
 - C-MX-8
 - C-MX-16
 - PUD

Existing Land Use



- Existing Land Use:
 - Industrial
- Surrounding Land Use :
 - Industrial
 - Commercial/Retail
 - Multi-unit Residential
 - Vacant

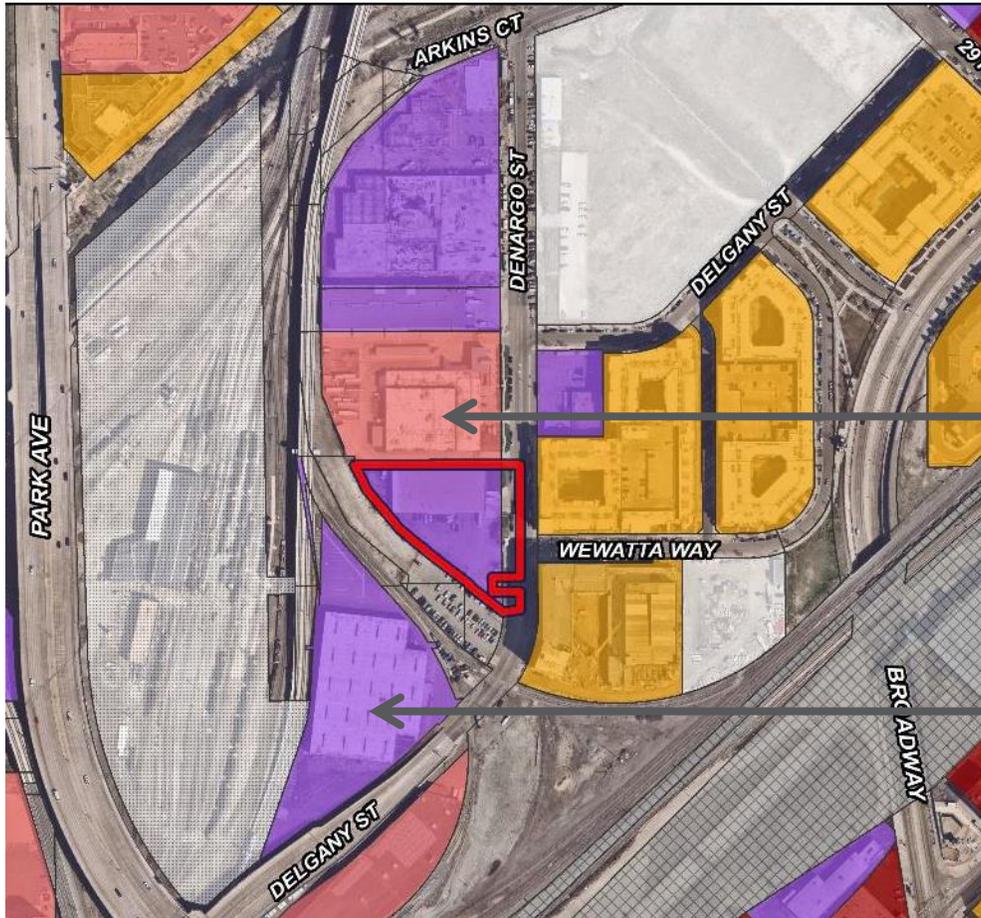
Existing Context – Building Form/Scale



Subject Property: Eastside and Southside

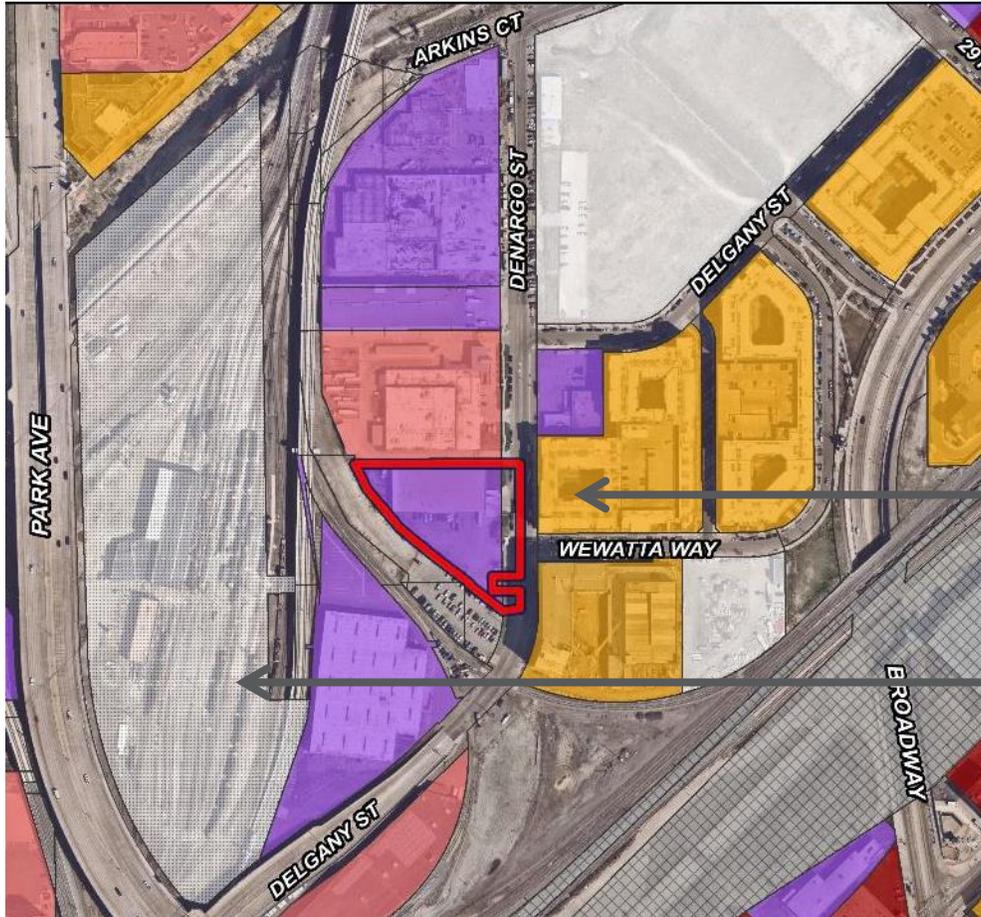


Existing Context – Building Form/Scale



Properties to the North and South

Existing Context – Building Form/Scale



Properties to the East and West

Voluntary Affordable Housing Agreement

- **15%** of units would be income-restricted
 - 67% at 80% AMI
 - 33% at 60% AMI
- **20%** of all income-restricted units (IRUs) would include at least 2 bedrooms
- **99** year covenant
- **The affordable housing agreement would provide 49 IRUs (15% of 326 units)**
- **Under the build alternative**, based on linkage fees and an estimated 323,000 gross square feet, including approximately 5,800 SF commercial and the remainder residential, the project would provide **5 IRUs at 80% AMI for 60-years**

Process

- Informational Notice: 8/2/2020
- Planning Board Notice Posted: 10/5/20
- Planning Board Public Hearing: 10/21/20
- LUTI Committee Notice Emailed: 10/13/2020
- LUTI Committee Meeting: 10/27/20
- City Council Public Hearing (tentative): 12/14/20

Public Outreach

- RNOs
 - 11 RNOs w/in 200' of the site
 - 3 letters of support from the Ballpark Collective, Elyria-Swansea-Globeville Business Association, and UCAN
- No other comments

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

1. Consistency with Adopted Plans

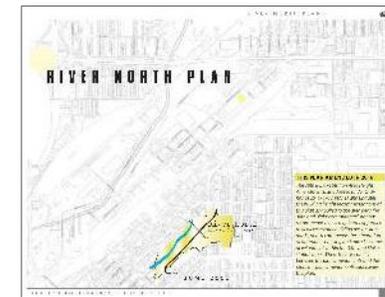
- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *River North Plan (2003)*
- *Housing an Inclusive Denver*

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

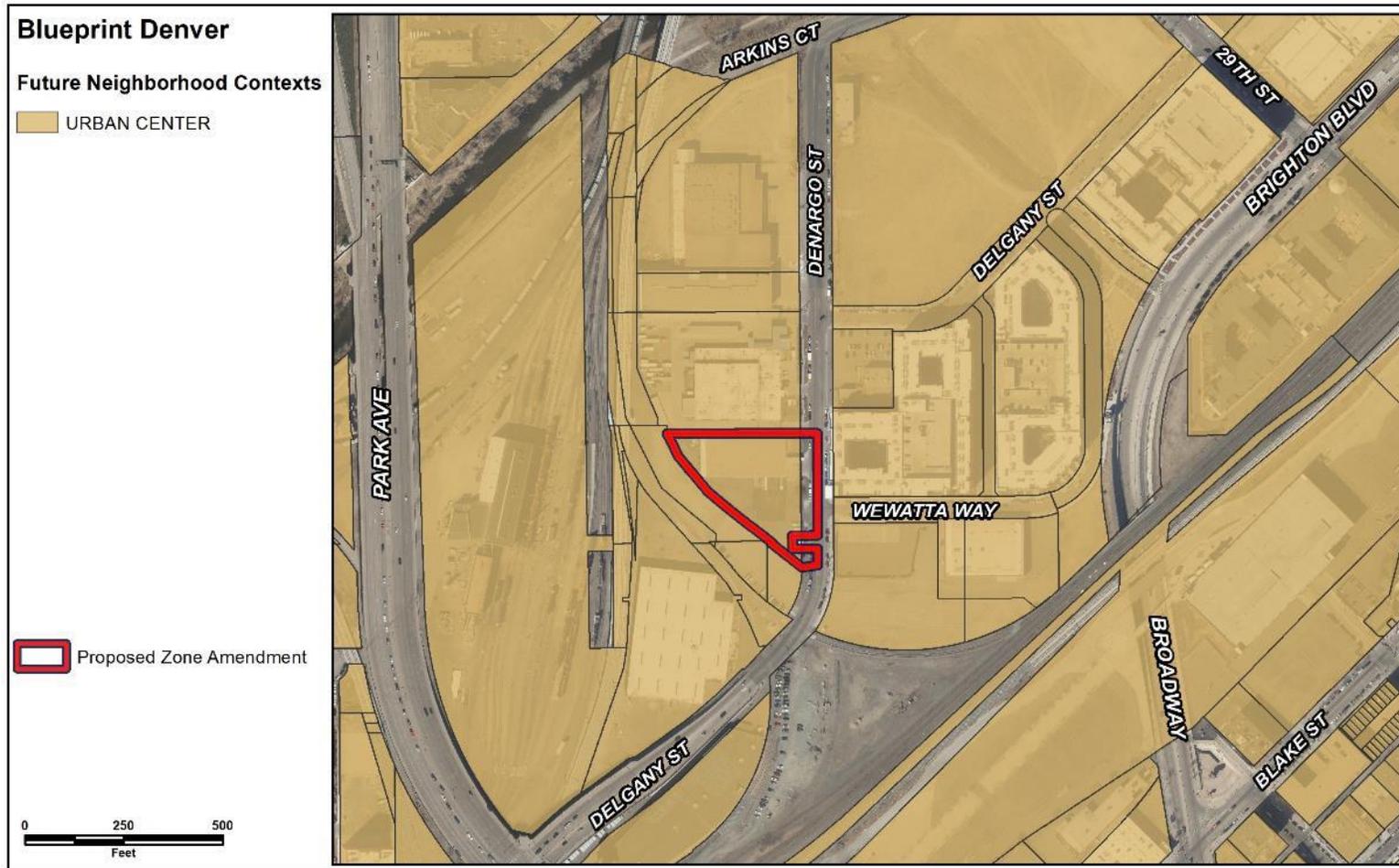


Consistency with Adopted Plans: Comprehensive Plan



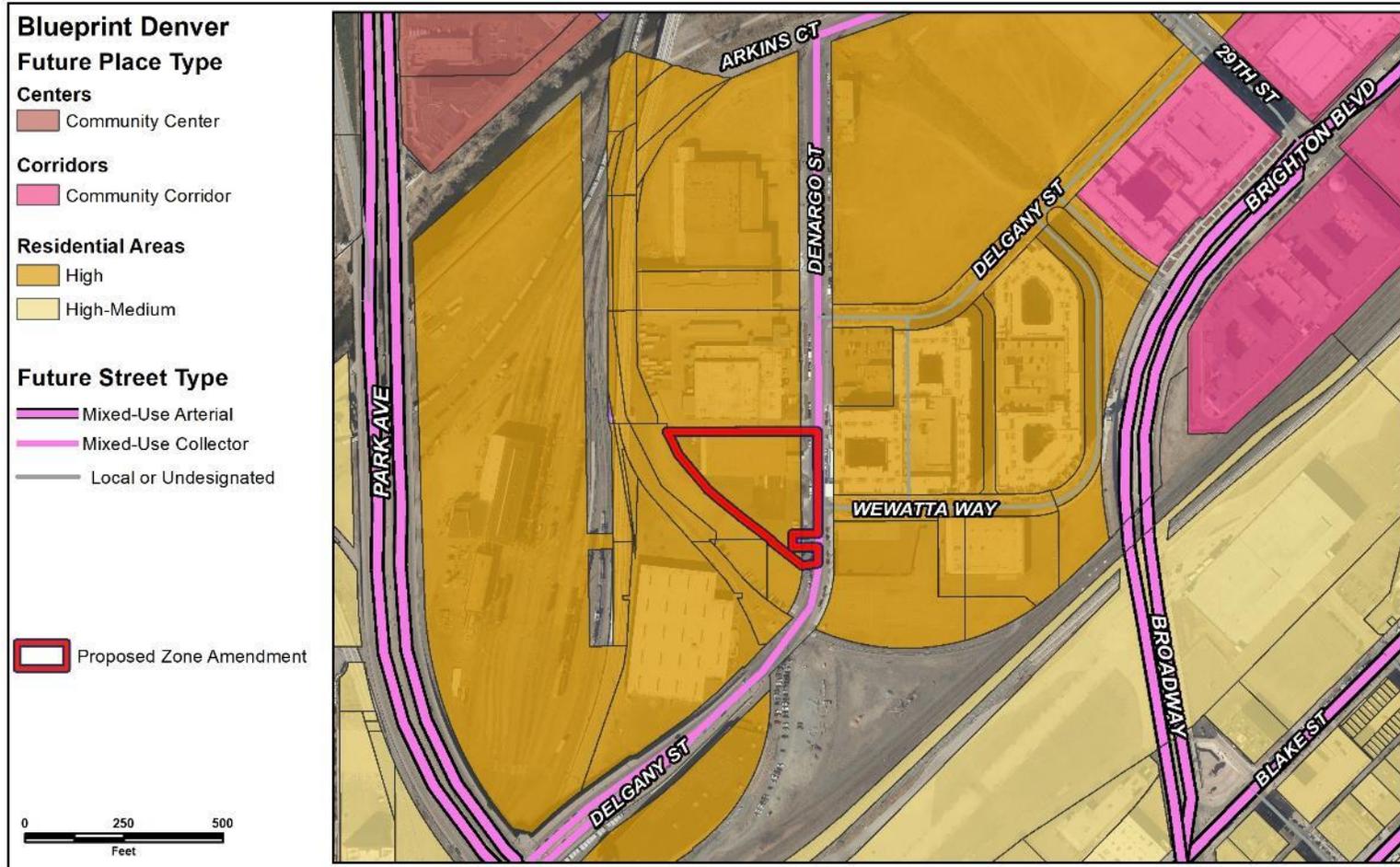
- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 2 Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- Strong and Authentic Neighborhoods Goal 1, Strategy 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 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (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).*

Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

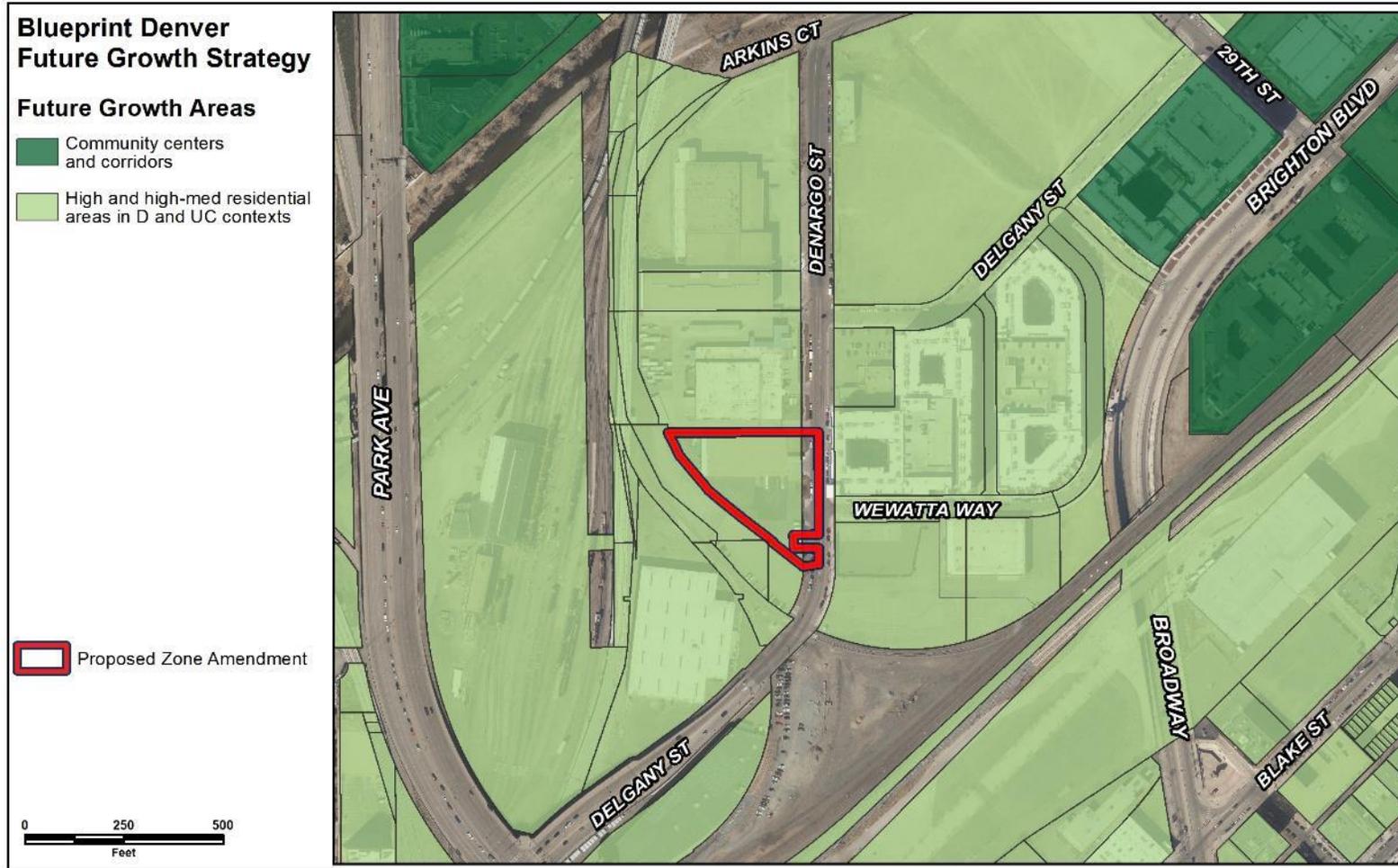
Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
 - Commercial uses are prevalent
 - Buildings are the tallest of the residential places in this context
- **Street Types**
 - Denargo Street: Mixed Use Collector
 - Park Avenue & Broadway/Brighton Blvd: Mixed Use Arterial

Evaluation is based on whether the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver



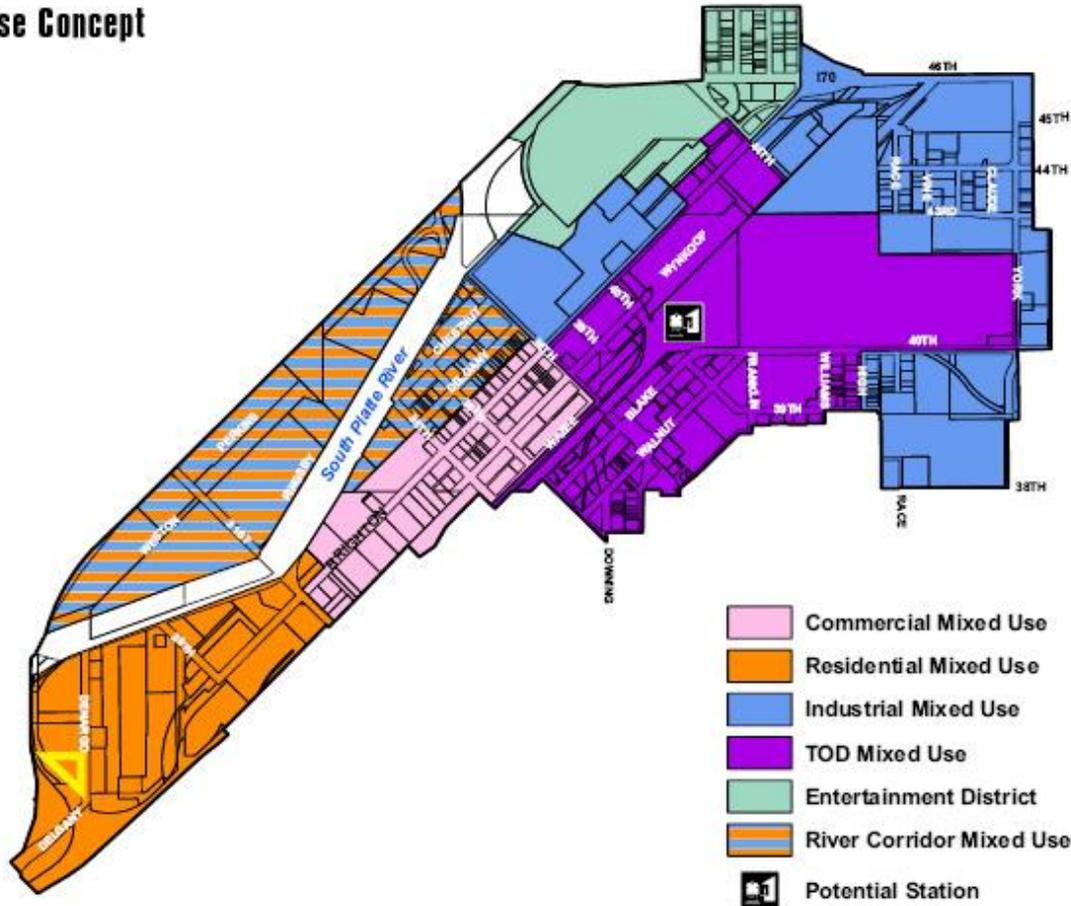
Growth Area Strategy:
High & high-medium residential areas in D- and C- contexts

- 15% of new housing
- 5% of new employment

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.

Consistency with Adopted Plans: River North Plan

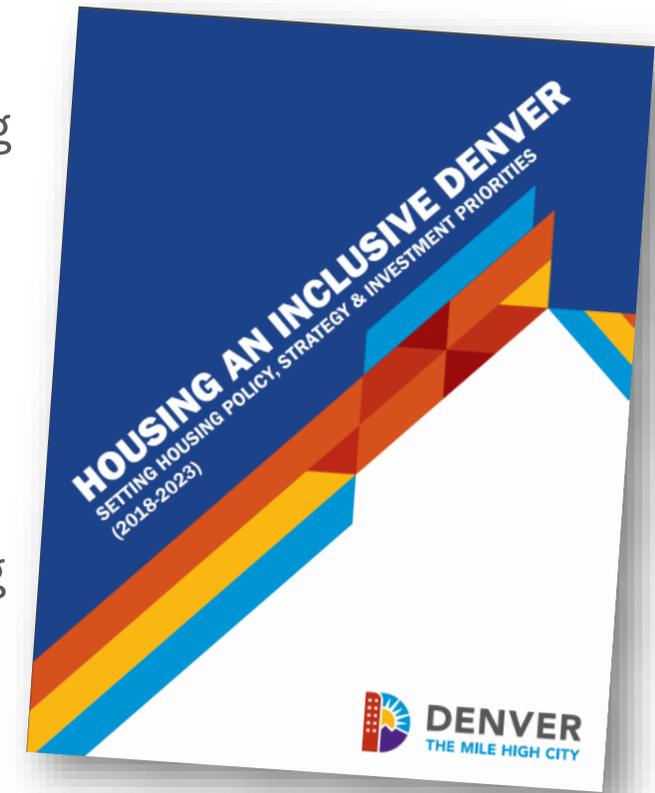
Land Use Concept



- Plan recommends Residential Mixed-Use zoning, Commercial Mixed-Use zoning or a combination of both
- Vision to create a compact, mixed-use, pedestrian friendly environment
- Ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area

Consistency with Adopted Plans: Housing an Inclusive Denver

- Provides guidance and strategies for the city to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6).
- Key Recommendation – *Promote development of new affordable, mixed-income and mixed-use rental housing* (p. 83).
- Applicant is working with the City to finalize a voluntary affordable housing agreement.
- **The proposed map amendment already meets the consistency with adopted plans criterion. The inclusion of a voluntary affordable housing agreement further strengthens the already consistent application.**



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implement adopted plans
 - Facilitate increased housing density near services and amenities and foster the creation of walkable, urban neighborhood within walking distance to downtown
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions
 - A City adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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